



CHRONICLE™
HERITAGE

Intensive Level Survey – Adams Road Reconstruction, Rochester Hills, MI (Hamlin Road to Walton Boulevard)

John Schuttler

July 7, 2025



Intensive Level Survey – Adams Road Reconstruction, Rochester Hills, MI (Hamlin Road to Walton Boulevard)

Prepared by:

John Schuttler

Prepared for:

Hubbell, Roth & Clark, Inc.
555 Hulet Drive, Bloomfield Hills, MI 48302

PaleoWest, LLC dba Chronicle Heritage

3215 Central St.
Dexter MI, 48130
(517) 262-5051

July 7, 2025

Executive Summary

This report summarizes the results of a reconnaissance and intensive-level historic resources survey and determination of National Register of Historic Places (NRHP) eligibility investigation within the area of potential effects (APE) of the South Adams Road Reconstruction Project located in Rochester Hills, Oakland County, Michigan. The purpose of the survey was to identify historic-age (>50 years) buildings, structures, objects, sites, and/or historic districts within the survey area that are listed or may qualify for listing in the NRHP.

A field survey consisting of vehicular and pedestrian examination of the survey area was conducted on December 2 and 4, 2024 to identify and evaluate previously unrecorded resources and previously recorded contributing resources within a NHL-listed historic district. Section 2.1 provides a narrative Descriptive Overview of the survey area and Section 3.1 provides a list of all surveyed properties. Among the previously unrecorded resources, 4 are determined associated with the NHL district and eligible for listing as contributing resources to the district. One other previously unrecorded resource is determined eligible for listing in the NRHP. For previously recorded resources within the Meadow Brook Hall National Historic Landmark District, it is determined that all 5 resources retain their contributing status. Section 1.3 contains a detailed description of the evaluation.

Number of previously unrecorded resources surveyed: 23

Number of previously recorded resources surveyed: 5

Number of acres surveyed: 17.05

Number of hectares surveyed: 6.9 hectares

This page intentionally left blank.

Contents

INTENSIVE LEVEL SURVEY – ADAMS ROAD RECONSTRUCTION, ROCHESTER HILLS, MI (HAMLIN ROAD TO WALTON BOULEVARD).....	1
EXECUTIVE SUMMARY	I
CONTENTS.....	III
LIST OF FIGURES	IV
LIST OF TABLES	VI
APPENDICES	VI
1 SECTION ONE	1
1.1 CREDITS AND CREDENTIALS	1
1.1.1 John Schuttler.....	1
1.1.2 Sarah Reyes.....	1
1.2 PROJECT OBJECTIVES AND METHODOLOGY	1
1.2.1 Objectives	1
1.2.2 Applicable Regulations.....	2
1.2.3 Field View.....	2
1.2.4 Description of the Survey	2
1.2.5 Background Research.....	2
1.2.6 Historical Research Methodology and Data Location.....	2
1.2.7 Determinations of Eligibility	5
1.3 EVALUATION RESULTS AND SUMMARY	6
1.4 PLANNING NEEDS AND RECOMMENDATIONS.....	7
1.5 PRESERVATION ISSUES AND THREATS	8
1.6 SURVEY MAPS.....	9
2 SECTION TWO.....	11
2.1 DESCRIPTIVE OVERVIEW	11
2.2 HISTORIC CONTEXT AND THEMATIC NARRATIVES	11
2.2.1 Historic Context	11
2.2.2 Thematic Narratives	20
2.3 BIBLIOGRAPHY	27
3 SECTION THREE	29
3.1 SURVEYED PROPERTIES	29
3.2 SURVEY PHOTOS.....	31
3.3 ARCHITECTURAL PROPERTIES IDENTIFICATION FORMS	71
Michigan SHPO Architectural Properties Identification Form.....	71
Michigan SHPO Architectural District/Complex Identification Form.....	76
Michigan SHPO Architectural District/Complex Identification Form.....	82
Michigan SHPO Architectural Properties Identification Form.....	90
Michigan SHPO Architectural Properties Identification Form.....	94
Michigan SHPO Architectural Properties Identification Form.....	98
Michigan SHPO Architectural Properties Identification Form.....	102
Michigan SHPO Architectural District/Complex Identification Form.....	106
Michigan SHPO Architectural Properties Identification Form.....	112
Michigan SHPO Architectural Properties Identification Form.....	126
Michigan SHPO Architectural Properties Identification Form.....	132
Michigan SHPO Architectural Properties Identification Form.....	136

Michigan SHPO Architectural Properties Identification Form.....	142
Michigan SHPO Architectural Properties Identification Form.....	148
Michigan SHPO Architectural District/Complex Identification Form.....	154
Michigan SHPO Architectural Properties Identification Form.....	162
Michigan SHPO Architectural Properties Identification Form.....	167
Michigan SHPO Architectural Properties Identification Form.....	172
Michigan SHPO Architectural Properties Identification Form.....	178
Michigan SHPO Architectural Properties Identification Form.....	184
Michigan SHPO Architectural Properties Identification Form.....	189
Michigan SHPO Architectural Properties Identification Form.....	194
Michigan SHPO Architectural Properties Identification Form.....	201
Michigan SHPO Architectural Properties Identification Form.....	206
Michigan SHPO Architectural Properties Identification Form.....	211
Michigan SHPO Architectural Properties Identification Form.....	217
Michigan SHPO Architectural District/Complex Identification Form.....	223
Michigan SHPO Architectural Properties Identification Form.....	234
Michigan SHPO Architectural Properties Identification Form.....	239
Michigan SHPO Architectural District/Complex Identification Form.....	247

List of Figures

Figure 1-1. Project area.....	4
Figure 1-2. Historic resources in the APE, northern section.	9
Figure 1-3. Historic resources in the APE, southern section.....	10
Figure 2-1. Project Area georeferenced to an 1872 map (Beers 1872:97).	13
Figure 2-2 Project Area georeferenced to an 1896 map (Kace Publishing Company 1896:11).....	15
Figure 2-3. Project Area georeferenced to a 1947 map (McAlpine 1947:15).....	18
Figure 2-4. Steps leading from worker cottages (in background) to service entrance of Meadow Brook Farms.....	21
Figure 2-5. Gate House.....	22
Figure 2-6. Poultry Farm complex.....	23
Figure 2-7. Lawnridge Manor.	24
Figure 2-8. University Presbyterian Church Fellowship Center (formerly chapel), built in 1963.	25
Figure 2-9. University Presbyterian Church chapel, built in 1976.	26
Figure 3-1. Photo key, photo points 1-6.....	31
Figure 3-1. Photo key, points 7-10.	32
Figure 3-3. Photo key, points 11-16.	33
Figure 3-4. Photo key, points 17-21.....	34
Figure 3-5. Photo key, points 22-23.	35
Figure 3-6. Photo key, points, 24-25.	36
Figure 3-7. Photo key, points 26-29.	37
Figure 3-8. Photo key, points 30-31.	38
Figure 3-9. Photo key, points 32-35.	39
Figure 3-10. Photo key, points 36-39.	40
Figure 3-11. Photo key, points 40-43.	41
Figure 3-12. Photo key, points 44-45.....	42
Figure 3-13. Photo key, points 46-49.....	43
Figure 3-14. Photo key, points 50-52.	44

Photo 1. S. Adams Road and Walton Boulevard intersection, looking southeast.	45
Photo 2. S. Adams Road and Walton Boulevard intersection, looking southwest.	45
Photo 3. Adams Road and Walton Boulevard intersection, looking northeast.	46
Photo 4. S. Adams Road and Walton Boulevard intersection, southwest corner.	46
Photo 5. S. Adams Road and Walton Boulevard intersection, southeast corner looking west.	47
Photo 6. Southeast corner of S. Adams Road and Walton Road intersection, looking southwest. ..	47
Photo 7. S. Adams Road and Meadowbrook Drive, looking northwest.	48
Photo 8. S. Adams Road and Meadowbrook Drive intersection, looking southwest.	48
Photo 9. S. Adams Road and Rhineberry Road, looking northwest.	49
Photo 10. S. Adams Road and Rhineberry Road, looking southwest.	49
Photo 11. S. Adams Road and Hillendale Drive, looking north.	50
Photo 12. S. Adams Road and Hillendale Drive, looking south.	50
Photo 13. S. Adams Road, Meadow Brook Road and Hillendale Drive, looking northeast.	51
Photo 14. S. Adams Road, Meadow Brook Road, and Hillendale Drive, looking southeast.	51
Photo 15. S. Adams Road and Oakland University Greek Cottages Road, looking northwest.	52
Photo 16. S. Adams Road and Oakland University Greek Cottages Road, looking southwest.	52
Photo 17. Limestone steps fronting former worker cottages.	53
Photo 18. S. Adams Road fronting former worker cottages, looking northwest.	53
Photo 19. Retaining wall at former entrance to Meadow Brook Farms, looking west.	54
Photo 20. Retaining wall along west side of S. Adams Road, looking northwest.	54
Photo 21. S. Adams Road and Heidelberg Court, looking southwest.	55
Photo 22. S. Adams Road, Heidelberg Court, and Cambridge Drive, looking northwest.	55
Photo 23. S. Adams Road, Heidelberg Court, and Cambridge Drive, looking southwest.	56
Photo 24. S. Adams Road and Cambridge Drive, looking northwest.	56
Photo 25. Near S. Adams Road and Cambridge Drive intersection, looking south.	57
Photo 26. Near S. Adams Road and Avon Road intersection, looking north.	57
Photo 27. S. Adams Road and Avon Road intersection, looking southwest, with Gate House in the background.	58
Photo 28. S. Adams Road and W. Avon Road, looking north.	58
Photo 29. S. Adams Road and W. Avon Road, looking southwest.	59
Photo 30. S. Adams Road and New England Drive intersection, looking northwest.	59
Photo 31. S. Adams Road and New England Drive, looking south.	60
Photo 32. Near S. Adams Road and Butler Road intersection, looking north.	60
Photo 33. Near S. Adams Road and Butler Road intersection, looking south.	61
Photo 34. S. Adams Road and Butler Road, looking northeast.	61
Photo 35. S. Adams Road and Butler Road, looking southeast.	62
Photo 36. S. Adams Road and Charter Oak Drive, looking northwest.	62
Photo 37. Near S. Adams Road and Charter Oak Drive, looking south.	63
Photo 38. S. Adams Road and Charter Oak Drive, looking northeast.	63
Photo 39. S. Adams Road and Charter Oak Drive, looking southeast.	64
Photo 40. S. Adams Road and Stoney Brook Drive intersection, looking north.	64
Photo 41. S. Adams Road and Pheasant Ring Drive, looking northeast.	65
Photo 42. S. Adams Road and Pheasant Ring Drive intersection, looking northwest.	65
Photo 43. S. Adams Road and Pheasant Ring Drive, looking south.	66
Photo 44. Pedestrian and vehicular bridges over Clinton River, looking south.	66
Photo 45. Pedestrian bridge over the Clinton River, looking southwest.	67
Photo 46. S. Adams Road and Quail Ridge Circle intersection, looking north.	67
Photo 47. S. Adams Road and Quail Ridge Road intersection, looking south.	68
Photo 48. Near S. Adams Road and Portage Trail Drive intersection, looking north.	68

Photo 49. S. Adams Road and Portage Trail Drive, looking southwest.....	69
Photo 50. S. Adams Road near the end of the Project Area with non-motorized pathway, looking north.....	69
Photo 51. S. Adams Road at southern end of the project area, looking northwest.....	70
Photo 52. S. Adams Road, southern end of the project area, looking north.	70

List of Tables

Table 2-1. Agriculture/Estate Resources.....	24
Table 2-2. Single-family, detached residential resources	26
Table 3-1. Resources more than 50 years in age	29

Appendices

No table of figures entries found.

This page intentionally left blank.

1 Section One

1.1 Credits and Credentials

1.1.1 John Schuttler

John Schuttler meets the federal Professional Qualification Standards in Architectural History (36 Code of Federal Regulations [CFR] Part 61) and received an M.A. in History from the University of Montana in 1991. He has led projects for government agencies, private businesses, and nonprofit organizations. Schuttler has experience conducting reconnaissance and intensive-level architectural surveys in rural and urban districts and preparing NRHP nominations, grant fund applications, federal tax credit certifications, and preservations plans. He has evaluated a range of resource types including residential, commercial, educational, transportation, industrial, and military at individual and district levels.

1.1.2 Sarah Reyes

Sarah Reyes serves as an architectural historian for Chronicle Heritage. She has surveyed linear corridors, downtown districts, and residential neighborhoods encompassing hundreds of resources and has evaluated individual properties and cultural landscapes for National Register of Historic Places (NRHP) eligibility. She has conducted background research and developed historical contexts for properties in Michigan and Kentucky. She has experience with Section 106 review, historic landscapes, research using the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) databases as well as using register of deeds, assessor's offices, and archives for research purposes. Reyes has worked at several small southeastern Michigan museums including the Ypsilanti Historical Society where she spent time managing the house museum as well as researching and assisting in the archives.

1.2 Project Objectives and Methodology

1.2.1 Objectives

Chronicle Heritage, in cooperation with the Road Commission of Oakland County, completed a combined reconnaissance- and intensive-level survey to supplement the Adams Road Planning and Environmental Linkage (PEL) study that will identify the preferred design alternative for future rehabilitation of Adams Road between Hamlin Road and Walton Boulevard in Rochester Hills, Michigan (Figure 1). The PEL study is funded by a federal Better Utilizing Investment to Leverage Development (BUILD) grant. Section 106 of the National Historic Preservation Act requires projects utilizing federal funds to assess the effects of their undertakings on historic properties.

The purpose of this reconnaissance- and intensive-level historic resources survey was to identify and evaluate buildings, structures, objects, sites, and/or districts older than 50 years in age within the survey area that are listed or may qualify for listing in the National Register of Historic Places (NRHP).

1.2.2 Applicable Regulations

All work associated with this report was performed in accordance with federal and state laws pertaining to cultural resources including the Antiquities Act of 1906; the National Historic Sites and Buildings Act of 1935; Section 106 of the National Historic Preservation Act of 1966 as amended (16 U.S.C §470f) of the Department of Transportation Act of 1966 (49 U.S.C. §303); the National Environmental Policy Act of 1969 (42 U.S.C. §4332[2][C]; Executive Order 11593 (36 CFR 154)(1971); the Archaeological and Historic Preservation Act of 1974; the regulations of the Advisory Council on Historic Preservation (36 CFR 800, effective August 5, 2004); and the Federal-Aid Highway Act of 1968 as amended (23 U.S.C. §138).

1.2.3 Field View

A field survey, consisting of a vehicular and pedestrian examination of the survey area was conducted December 2 and 4, 2024, to identify and evaluate previously unrecorded resources within the APE that are at least 50 years of age and to re-assess certain resources recorded in relation to nomination of the Meadow Brook Farms NHL District in 2010. Documentation of each resource included, where appropriate, the completion of field notes, sketches, site plans, and digital photography. Historic resources in the APE are depicted in Figures 1-2 and 1-3 in Section 1.6 Survey Maps and in photographs located in Section 3.2 Survey Photos.

1.2.4 Description of the Survey

The survey area for the project consists of a narrow rectangular polygon extending beyond the right-of-way on either side of Adams Road extending from a point north of that road's intersection with Hamlin Road northward to Walton Boulevard, running 3,451 meters (11,32 feet). The survey area crosses a portion of the Meadow Brook Farms National Historic Landmark (NHL) District. The survey area encompasses 6.9 hectares (17.2 acres).

1.2.5 Background Research

The identification of historic resources within the project APE began with a search for previously recorded historic resources within and adjacent to the project area. A Preliminary Cultural Resources Review prepared by Chronicle Heritage in April 2023 provided a list of historic resources contained within the Meadow Brook Farms NHL District and other potentially NRHP-eligible resources. The context and significance statements included in the nomination for the Meadow Brook Farms NHL District, which was completed in 2010, proved useful in developing the historic context of the area and in evaluating both previously recorded and unrecorded resources in the project area.

The NRHP database and the Historic American Building Survey/Historic American Engineering Record (HABS/HAER) database were reviewed, also, but no additional or unknown results pertinent to the survey area were identified.

1.2.6 Historical Research Methodology and Data Location

Chronicle historians used historical maps, aerial photographs, published histories, newspapers, and deed-related records to determine the historic development of the survey area and APE. Those materials allowed historians to identify resources 50 years of age or older. Coupled with

field work, Chronicle identified 76 resources within the APE, which constituted all resources designated for investigation. All but 4 of those resources have always functioned as residences.

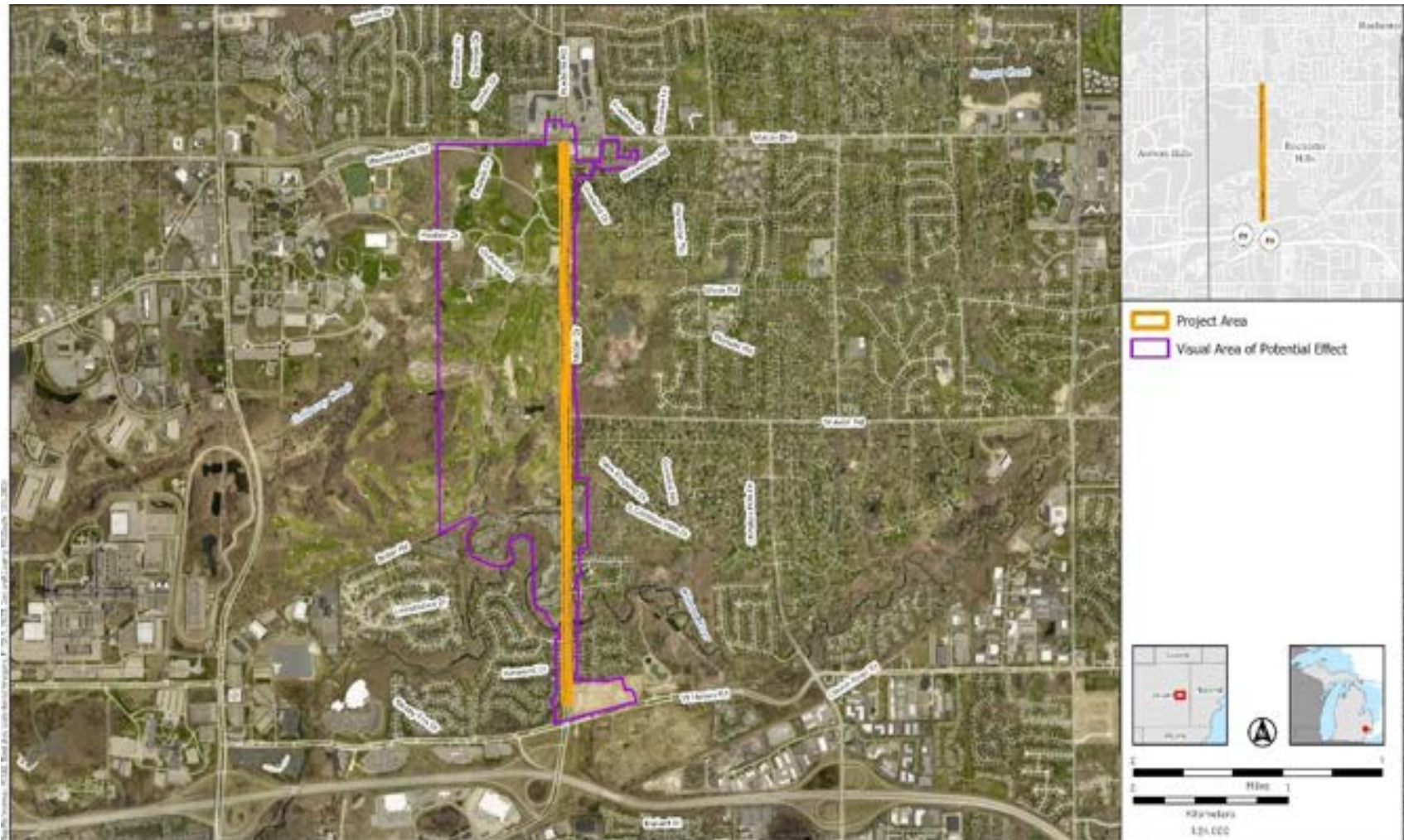


Figure 1-1. Project area.

After historic resources were identified, Chronicle conducted research to assist in determinations of eligibility for listing in the NRHP, either individually or as part of complexes. That effort included research on the ownership of resources and possible associations with significant persons or events. Chronicle, also collected information detailing the history of Avon Township and Rochester Hills to develop a historic context and narrative themes to understand the relation of resources to that broader history. The following materials and sources were utilized:

- Historical maps, including Sanborn fire insurance maps, plat maps, and historical aerial photographs,
- County, regional, and community history books,
- Rochester Hills Museum
- Historical files at the Oakland County History Center,
- Historical files at Meadow Brook Hall Archives,
- Oakland University website, and
- Newspapers (newspapers.com).

1.2.7 Determinations of Eligibility

The identified historic resources within the survey area were evaluated according to the guidelines established in the National Historic Preservation Act (NHPA) of 1966, as amended, which created a means of protecting the cultural resources of the United States and established the National Register of Historic Places (NRHP) and the National Historic Landmarks (NHL) Programs.

To determine if a property is historic, the Criteria for Evaluation established in support of the NRHP are applied (36 CFR 60.4). To be eligible for listing or to become listed, a resource must typically be over 50 years old and meet one of four criteria:

Criterion A: Association with events that have made a significant contribution to the broad patterns of history

Criterion B: Association with the lives of persons significant in the past

Criterion C: Embodiment of distinctive characteristics of a type, period, or method of construction; representative of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction

Criterion D: Ability to yield information important in prehistory or history

Cemeteries, birthplaces of or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historical buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years are not ordinarily considered eligible for the NRHP. However, properties under 50 years of age may also qualify for listing in the NRHP if they meet at least one of the above Criteria for Evaluation and also fall within one or more of the following Criteria Considerations:

Criteria Consideration a. A religious property deriving primary significance from architectural or artistic distinction or historical importance

Criteria Consideration b. A building or structure removed from its original location, but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event

Criteria Consideration c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life

Criteria Consideration d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events

Criteria Consideration e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived

Criteria Consideration f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance

Criteria Consideration g. A property achieving significance within the past 50 years if it is of exceptional importance

In part, NRHP eligibility is also based on the current level of historic integrity. The NRHP Criteria for Evaluation direct that the property must possess integrity of location, design, setting, materials, workmanship, feeling, and association in addition to meeting one or more of the major points of evaluation. Historic properties either retain integrity and convey their historic significance or they do not. It is important not to confuse integrity with condition. For example, a Queen Anne house with original cladding and all its ornamental details intact but no paint has a higher level of integrity than a similar building with the ornament removed to make way for replacement windows and vinyl siding. In the first example, the house retains integrity of design, materials, and workmanship; the house in the second example has lost integrity in the same areas.

1.3 Evaluation Results and Summary

Evaluation of resources comprised three levels of effort: resources previously recorded as part of the Meadow Brook Hall NHL District; resources previously unrecorded and associated with the NHL District; and previously unrecorded resources unaffiliated with the District.

Five resources – 4 former worker cottages at 415, 437, 449, and 461 S. Adams Road and a stone-and-mortar retaining wall on either side of a former entrance to the estate – are located within the Meadow Brook Hall NHL District, which was designated in 2010. These resources retain a high level of integrity and remain representative of their original purpose and association to the other resources within the District. No change in status is recommended.

Four resources have an association with Meadow Brook Hall but were not recorded during the survey made in 1979 when the Meadow Brook Hall property was added to the National Register of Historic Places or in 2010 when the NRHP district was nominated, with a few modifications, for National Historic Landmark designation. One resource – concrete steps fronting former estate workers residences – is located within the NHL District. The steps are located directly across from the entrance used by workers who serviced the grounds and agricultural operations at the estate. It is unclear why the steps were not included in the previous surveys and nominations, but they have grown in prominence since then and should be considered as a contributing resource in the District. Three resources in this category are located outside the main complex comprising the current NHL District. The Gate House (also referred to as the Gate Lodge), former Poultry Farm complex, and Lawnridge Manor are located between one half mile and one mile south of the NHL District. That separation accounts for their exclusion from the District. The Gate House served as the primary point of entry to Meadow Brook Hall grounds until the property was donated for

creation of what became Oakland University. It was used as a faculty residence until 1997, after which it fell into disrepair, before restoration efforts in 2021 and 2022 returned the building to its original appearance. The Poultry Farm was established by the Wilsons during the period of significance applicable to the NHL District and, later, some of its buildings served as the first classrooms for Oakland University. Lawnridge Manor was constructed in 1928 by Donald Wilson, on land provided by his brother, Alfred, who owned the Meadow Brook estate along with his wife, Matilda Dodge Wilson. It was acquired by University Presbyterian Church in 1958 and remains affiliated with that church. All three of these resources – the Gate House, Poultry Farm complex, and Lawnridge Manor – retain integrity of location, design, materials, workmanship, feeling, and association. Integrity of setting is slightly diminished, most noticeably at Lawnridge Manor, due to newer developments and structures around them. Each of these resources is eligible for the NRHP and worthy of consideration for an expansion of the NHL District.

There are 19 other resources within the current survey area that are older than 50 years in age. These resources comprise 12 residential dwellings in a neighborhood devoted solely to faculty housing, 5 single-family detached residential dwellings, and 2 condominium complexes. None of these 19 resources satisfy the requirements of Criteria A, B, or C for NRHP eligibility and none are representative of outstanding architectural styles or engineering design that would qualify under Criteria D.

There are 50 resources within the survey area that do not meet the age requirement for NRHP eligibility consideration. All but two of these resources are residential properties, including single family, detached homes; condominiums; and apartment buildings. The other two resources are a golf course and a church.

1.4 Planning Needs and Recommendations

Oakland University should consider the desirability of expanding the boundaries of the NHL District to include the 3 resources on its property, but which were previously unrecorded. The concrete steps leading from the worker cottages to the former estate grounds sit within the existing boundary but are under threat (see discussion in Section 1.5 below) of removal to accommodate the anticipated widening of Adams Road. The other two resources – the Gate House and former Poultry Farm complex – retain sufficient aspects of integrity and association to the period of significance for the NHL District, warranting consideration for expanding the District. However, the distance of these two resources from existing District boundaries might mitigate the desire for such expansion. Alternately, Oakland University should consider nominating each of these resources individually for the NRHP, especially as both resources hold significance to the estate and the university. The Gate House exhibits the Tudor Revival style of Meadow Brook Hall and served as the primary entry to the estate for guests, but, also, it carries a strong association to Oakland University, serving as the most prominent example of faculty housing supported by the university. The Poultry Farm complex is representative of the estate's agricultural heritage and as the location of the first classes held at Oakland University (known as Michigan State University-Oakland, at the time), in 1959.

Oakland University should prepare plans for securing preservation of the Gate House and the Poultry Farm complex regardless of whether they nominate either resource for addition to the NHL District or as individual resources for listing on the NRHP. Both resources are significant reflections of the area's and the university's past.

University Presbyterian Church should consider nomination of Lawnridge Manor to the NRHP for its association with Meadow Brook and as the first and only religious institution established in the survey area.

1.5 Preservation Issues and Threats

Proposed widening of Adams Road to accommodate increased traffic threatens the stone-and-mortar retaining wall located on either side of the former service entrance to the Meadow Brook estate and the previously unrecorded concrete steps which face that entrance across Adams Road. Several design alternatives under consideration include removal of both the wall and steps. The responsible agency will need to consult with the SHPO and the ACHP regarding measures to mitigate such removal.

If the selected design alternative included widening of the road expanded beyond the current right-of-way, the responsible agency would need to conduct a survey of the expanded area, which might include additional resources within the NHL District.

1.6 Survey Maps

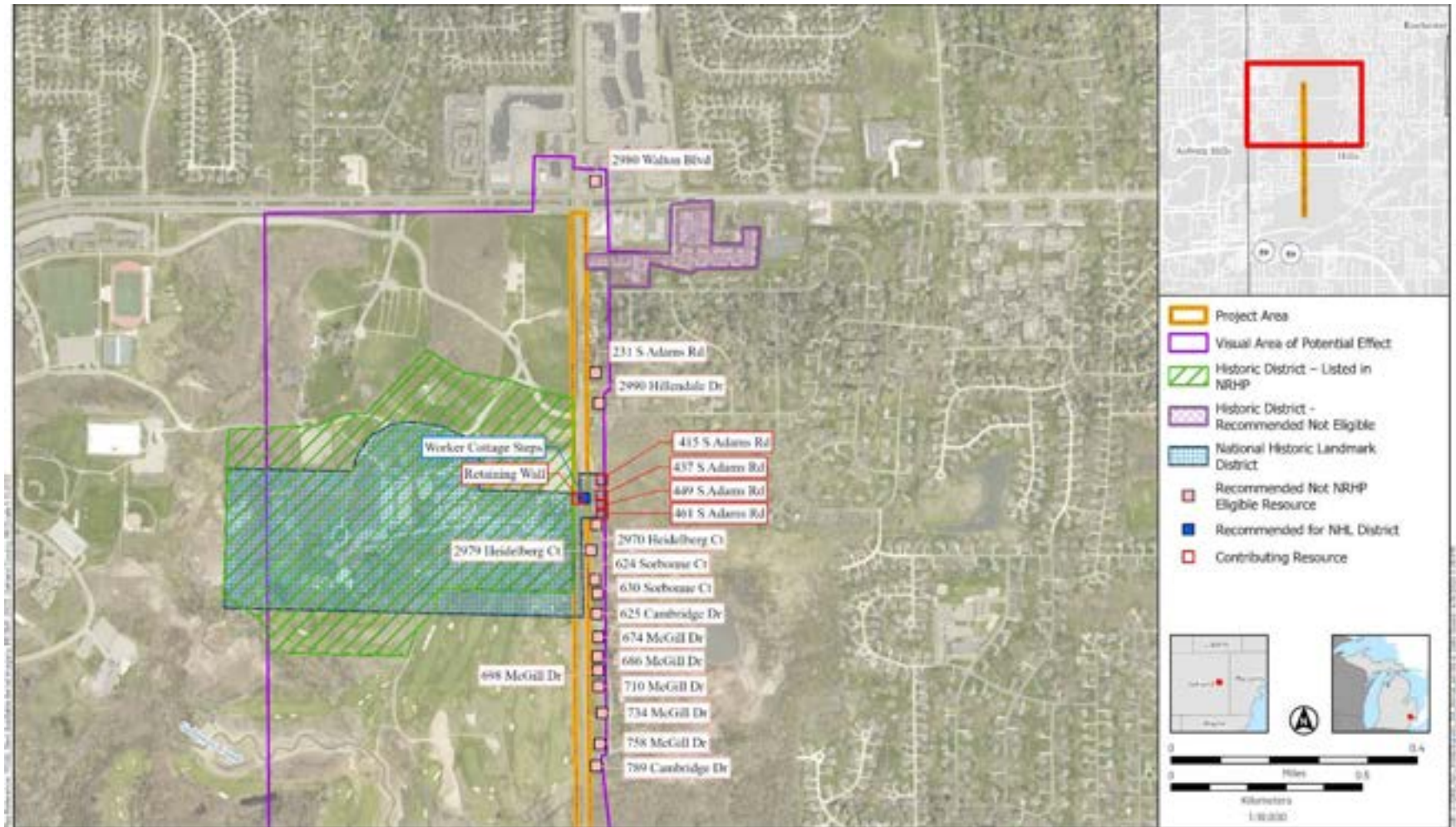


Figure 1-2. Historic resources in the APE, northern section.



Figure 1-3. Historic resources in the APE, southern section.

2 Section Two

2.1 Descriptive Overview

The project area spans the right-of-way, which is 66 feet, for Adams Road from slightly north of Hamlin Road to Walton Boulevard, covering a distance slightly more than two miles in length. The survey effort included investigation and recordation of resources one-parcel deep from the project area, excluding portions of extremely large parcels containing resources sufficiently distant from areas of potential effect, including visual and auditory effects. The excluded resources are located within the Meadow Brook Farms NHL District or on the campus of Oakland University, both of which are located on the west side of Adams Road.

The project area included 76 resources which were surveyed. Five resources had been surveyed in 2010 as part of the nomination of Meadow Brook Farms as a National Historic Landmark District; those resources were re-evaluated to determine whether they retain integrity and to assess potential impacts from the proposed expansion of Adams Road. Four other sources have an association to Meadow Brook Farms but were not included in the NHL District and had not been evaluated previously. Among the remaining 67 resources, 28 resources were constructed more than 50 years ago, and the other 39 resources were constructed less than 50 years ago. The 28 historic resources were evaluated for their significance while the 39 non-historic resources received minimal recordation.

2.2 Historic Context and Thematic Narratives

2.2.1 Historic Context

The Anishinaabe people, which comprised numerous tribes, inhabited the Great Lakes region for centuries before the arrival of European explorers and settlers. Several tribes migrated through the area containing Oakland County, with the Odawa (alternately spelled Ottawa) well-established by the time European explorers arrived in the early 17th century. Along with the Ojibwe and Potawatomi, the Odawa had formed the Council of Three Fires many centuries earlier. The Council constituted a confederacy recognizing the contributions of each tribe to the whole. The Ojibwe were regarded as Keepers of Medicine and Faith, the Odawa as Keepers of Trade, and the Potawatomi as Keepers of the Fire (Potawatomi Nation, 2025). When European fur trappers encroached on the lands of the Council tribes, the Odawa negotiated and oversaw trade agreements, first with the French and, after the French and Indian War, the British. The Odawa and the other tribes of the Council of Three Fires sided with the British in the Revolutionary War, fomenting tense relations until 1807 when they signed the Treaty of Detroit ceding much of southeastern Michigan to the United States (Bellfy, 2011).

D.H. Ross, whose land sat at the southeast corner of Adams and Walton Roads, claimed Native Americans had established a well-worn trail across his property and camped along nearby Miller's Lake (on land owned by Jacob Miller) before settlers inhabited the area. As proof, he produced dozens of arrowheads he had collected around his property in 1899. Ross claimed, also, to have collected Native American relics, but had given those away ("Subdivision Stories: Spring Hill," *Remembering Rochester*, 2010).

James Graham and his family were the first White settlers to arrive in what became Oakland County in 1816. The Grahams had migrated from Canada and Native people with whom they traded, told James where arable land with good water could be found. The family built a log cabin in the area that would become the village of Rochester where they found tillable land, hardwood forests, and fast-moving streams that could power future grist mills. Other settlers soon followed the Grahams (Larsen, 2008, 11-13).

The Michigan State Legislature created Oakland County in 1819 with two general townships (Larsen, 2017). As the population grew, the legislature subdivided the county into several townships. Avon Township was organized in 1835, being separated from Oakland Township at that time (Paul, 22). With much of the township's population and businesses centered around the area known as Rochester, civic boosters petitioned the legislature to incorporate the community as a village, which was designated as such in 1869. For more than 100 years, Rochester would remain the only incorporated municipality in the township (Larsen, 2017).

Avon Township was settled by lumbermen and farmers with several small grist mills dotting the area, but several large tracts of land proved too hilly or held sandy and loamy soils unsuitable for agriculture. Farmers with cattle, sheep, and pigs let their livestock roam free in those areas, using earmarks registered with the township clerk to identify ownership of the animals. By 1841, the population of animals had grown significantly, prompting the township board to rule that livestock must be fenced in. The hilly terrain suited sheep, which numbered more than 100,000 annually from 1850 to 1900. Most cows in the area produced milk rather than serving as fodder for slaughterhouses. After loggers removed trees, farmers planted wheat and other grains, some for their own use with the remainder sold to local grist mills. The population in Avon Township remained primarily agrarian until 1920, though overall agricultural production had begun to slow, particularly the number of sheep and bushels of wheat produced. Several dairies remained active in the township and many farmers converted operations to vegetable gardens and fruit trees (Paul, 47-50).

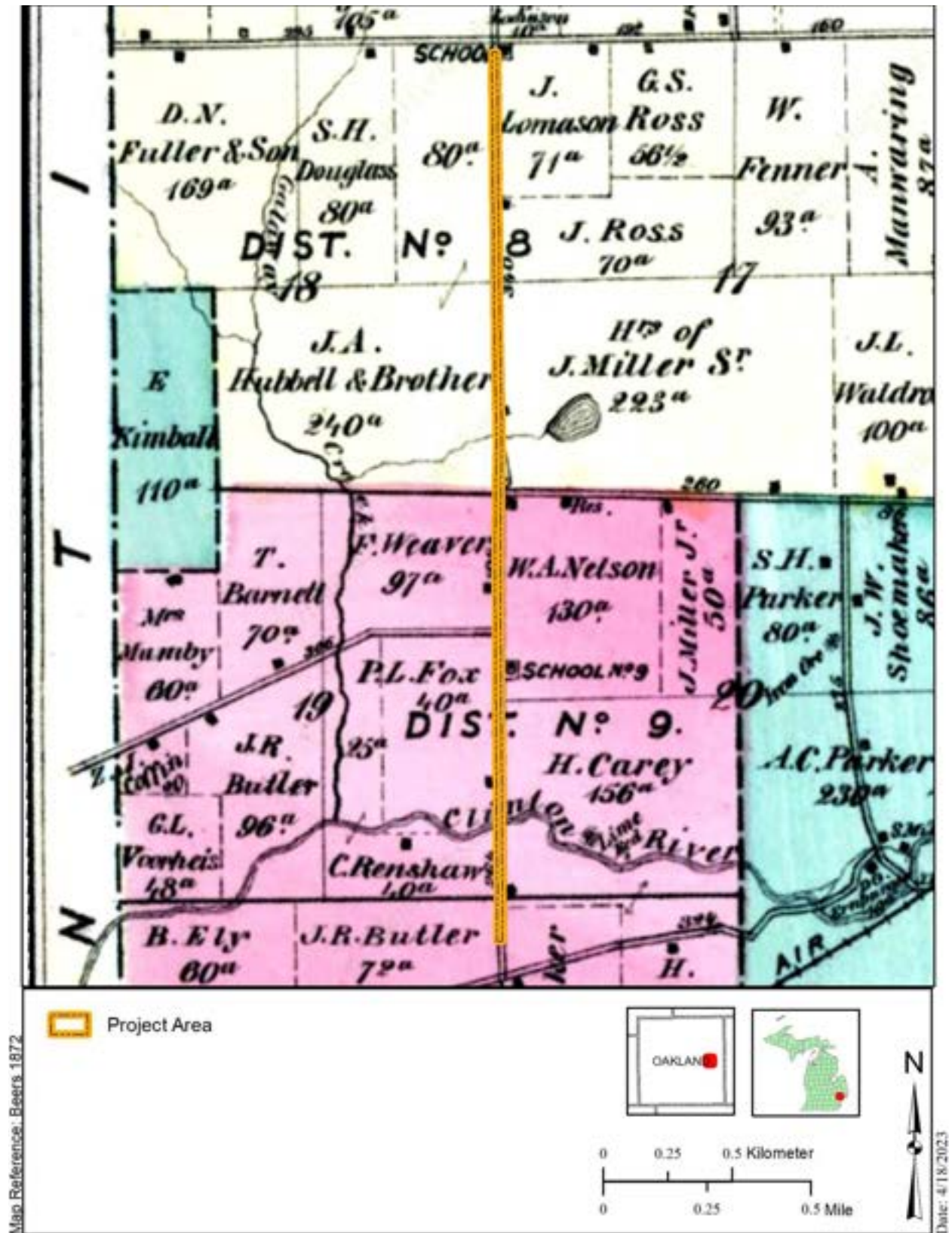


Figure 2-1. Project Area georeferenced to an 1872 map (Beers 1872:97).

In the early days of the township, the Clinton River was the primary travel route into the area with trails along it and Paint and Stony Creeks. By 1850, roads connected Rochester to the county seat in Pontiac and to Detroit. Adams Road extended from Birmingham to present-day Walton Boulevard by 1872. The population in Avon Township by then was 1,456. In 1872, the Detroit & Bay City Railroad (later the Michigan Central Railroad) reached Rochester, and the Michigan Air Line (later the Grand Trunk Railroad) arrived in 1879. Both railroads provided farmers with speedier and more reliable means to deliver their products to Detroit. Better access to markets drove an increase in land under tillage. The population of the township increased, also, rising to 2,584 in 1900 (Larsen, 2008, 19, 22-23, 25). No other villages or towns had been established in the township outside of Rochester.

In the 1890s, Avon Township was divided into school districts and had 12 schoolhouses (Paul, 96). The Christian Hills School sat at the intersection of Adams and Butler Roads and another schoolhouse sat at the southeast corner of Adams Road and Walton Boulevard. When the population of Avon Township grew dramatically after World War II, the schoolhouses were closed and students consolidated into the Rochester Community Schools (Rochester Hills Museum).

As the growth of the automotive industry in Detroit drove population increases and better roads, people moved further from Detroit, fueling land speculation in Oakland County. Land values increased, forcing many farmers out of business and driving the consolidation of smaller farms into larger tracts. New Deal agencies in the 1930s helped farmers increase productivity by aiding efforts to rebuild the soils and identifying which crops best suited the soils of the area. By 1939, there were 229 farms in Avon Township with an average size of 65 acres. Oats, barley, corn, potatoes, wheat, alfalfa, and hay comprised the primary crops with more than 1,900 dairy cows in the township (Paul, 51-52). Despite the land speculation, the Great Depression and pre-occupation with World War II forestalled any significant transition of land use in Avon Township from farming to residential.

The Avon Township Board approved 48 subdivision plats between 1913 and 1930. The expansion of industries in Detroit to meet wartime needs resulted in platting of 10 more subdivisions after 1939. The development of subdivisions signaled the beginning of a long transition for Avon Township from a rural, agriculture-centered area to a bedroom community for Detroit, though the area bordering Adams Road would see little development for another twenty-five years (Larsen, 2008, 36-37).

One of the largest agricultural operations in the township was Meadow Brook Farms. John and Matilda Dodge acquired 320 acres extending from the southwest corner of Adams Road and Walton Boulevard from James Higgins in 1908 and continued to add tracts in subsequent years. Dodge continued the feeder cattle operations begun by Higgins and, later, added dairy cattle. The Dodges used the Higgins farmhouse as a weekend retreat and added another 1,100 acres to the farm along with a greenhouse, guardhouse, clubhouse, and nine-hole golf course before John's death in 1920. Matilda married Alfred Wilson, a lumber baron, in 1925 and they decided to build an expansive mansion hiring the Detroit architectural firm of Smith, Hynchman & Grylls to design an 88,000-square-foot residence. The Tudor-revival style mansion was positioned on a high point overlooking the large estate and was completed in 1928. The Wilsons continued to expand agricultural operations and by 1938, the farm raised 1,000 chickens, 500 turkeys, 100 squab, Belgian show horses, and Hampshire hogs. The golf course fell out of use, but the Wilsons added playhouses for their children, a swimming pool and cabana, stables and a riding ring, a Gate House at a new

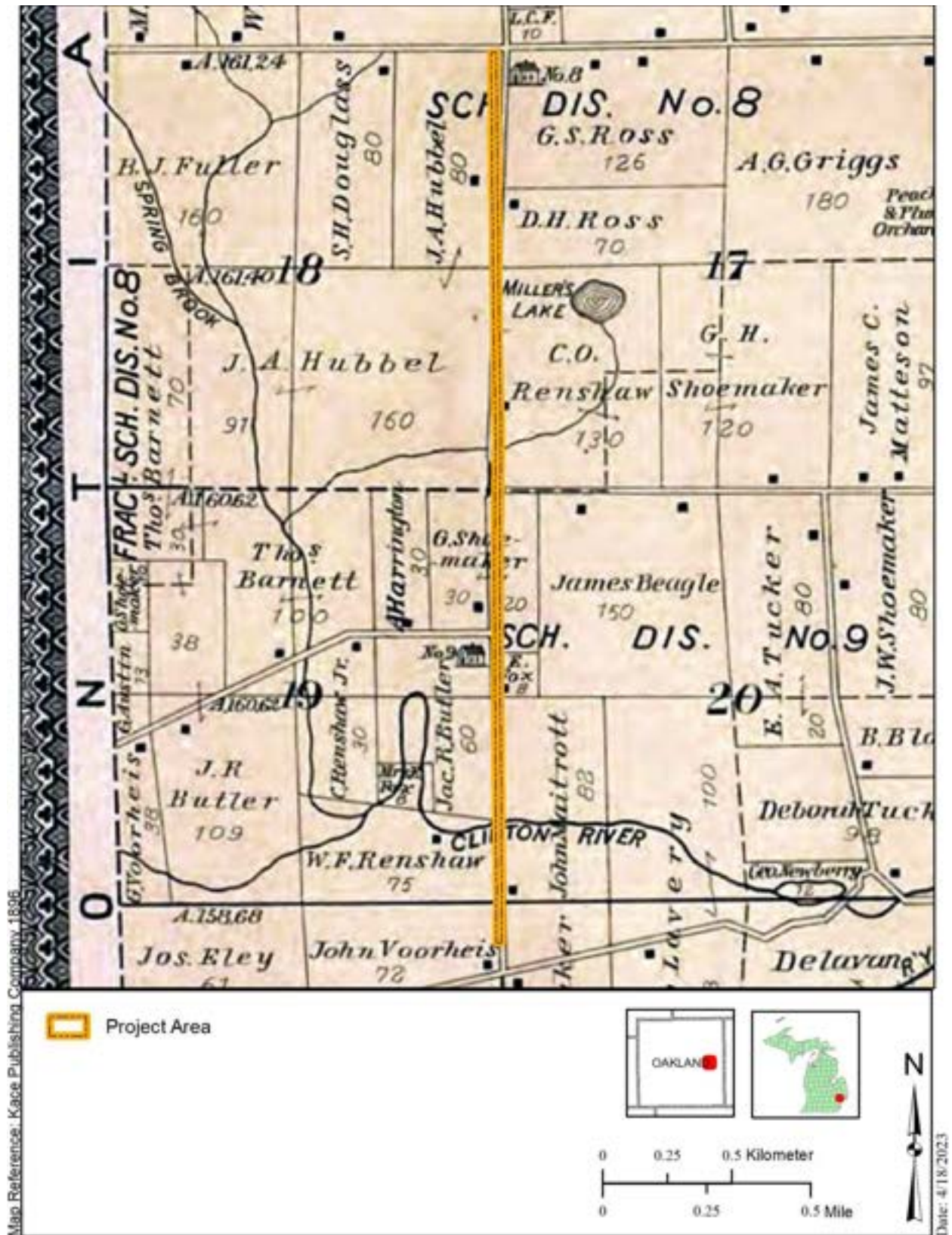


Figure 2-2 Project Area georeferenced to an 1896 map (Kace Publishing Company 1896:11).

entrance, and four houses for the use of prominent foremen at the estate (Paul, 59; Mohr, 2010). The Wilsons resided at Meadow Brook Hall for the next 38 years, managing their numerous agricultural pursuits until 1957 when they decided to donate the estate to the State Board of Agriculture for the establishment of a university.

When John Dodge had acquired Meadow Brook Farm in 1908, the country road running past his property became known as Dodge Road. In 1920, Oakland County improved the road, which was little more than a dirt track to that point, by setting a 9-foot-wide gravel surface over a 22-foot bed (Oakland County, 1920). The county maintained the road in that condition until 1959 when the section from Hamlin Road to Avon Road (identified as Crooks Road) was paved and two small curves at the Avon Road intersection straightened. Five years later, the section from Avon Road north to Walton Boulevard was paved (Oakland County, 1959 and 1964).

Until the mid-1950s, Avon Township remained rural with small farms, accepting Meadow Brook, scattered across the area. A booming automotive industry in Michigan in the post-war era drove population growth across metropolitan Detroit with many people looking to move further from the city center. Additionally, the federal Housing Act of 1949 established the FHA mortgage insurance program making it easier to obtain credit. The anticipated growth spurred the township governing council to issue its first zoning ordinances. Between 1946 and 1960 more than 70 subdivisions were platted in the township (Larsen, 2008, 57-59).

The Christian Hills No. 1 subdivision was platted in the spring of 1955 on land owned by the Anchor Realty Corporation, whose president was Alfred G. Wilson. Anchor sold 265 acres between Adams Road and Crooks Road to the east to Ranch Homes, Inc., which developed the property. Ranch Homes offered 20 style options, ranging in price from \$16,900 to \$29,900 plus an additional \$2,800-5,000 for a lot. The name “Christian Hills,” which preceded the development, is thought to derive from early settlers paying homage to the fervent Methodist minister, Smith Weeks, who purchased 400 acres in Sections 19, 20, and 29 in 1822 in what would become Avon Township (*Remembering Rochester*, 2009).

The Spring Hill subdivision, located at the southeast corner of Adams and Walton Roads, was built on land originally settled by Needham Hemingway, who arrived in 1825. By 1857, the land had passed to John Ross, and it remained in the possession of the Ross family for many years. In 1955, Grace Stout, whose husband had acquired the land some years earlier had the first Spring Hill Subdivision platted. Subsequent platting occurred in 1957 and 1959 and Howard F. Keating, a realtor, developed the lots. He offered houses for sale at \$25-30,000. There are 323 residential lots in the combined Spring Hill subdivision (“Subdivision Stories: Spring Hill,” 2010).

Spurring further growth in the area was the announcement from Alfred and Matilda Wilson in 1957 that they were donating their 1,400-acre Meadow Brook estate and \$2 million to Michigan State University (MSU) for the establishment of a satellite campus on the property. The school would be named Michigan State University-Oakland (Wegman, 1957). The Wilsons retained ownership of the main house and Sunset House (now named Sunset Terrace) for the duration of their lives. Matilda Wilson had served on the State Board of Agriculture, the governing body of MSU, in the 1930s and had indicated to colleagues, then, that she and Alfred would like to see their estate used for educational purposes. The school would offer 4-year degree programs, but would not have any dormitories, at least for the immediate future. Classes were planned to start with the Fall semester in 1959 (Nicholson, 1957). The cash provided by the Wilsons was designated for construction of two buildings: one for classrooms and the other to contain a library, laboratory, lecture halls, and

offices (*Detroit Tribune*, 1957). While the new buildings were constructed, the first classes were held in buildings that had housed the Meadow Brook Farms poultry operations. The name was changed to Oakland University, with Mrs. Wilson's blessing, in 1963.

In 1959, the MSU-Oakland University Board of Trustees approved the development of the first 50 home sites reserved for faculty. The idea for faculty housing came from Matilda Wilson. Eventually, the Board planned to develop 150 sites, though none were added after the initial development. Homeowners were responsible for contracting for construction of homes but would lease their homesite for \$120 annually with leases running for a term of 75 years. The lease arrangement would remain in effect so long as the faculty member remained employed by the university or if they retired. Widows of faculty members were permitted to remain in their homes so long as it remained their primary residence, and they did not marry a non-faculty member. To ensure continued faculty ownership of all sites, the university agreed to assume an owner's home equity if an eligible buyer could not be found within six months of separation from the university (Oakland University Board of Trustees, 1959). In 1997, the president of the university expanded eligibility to live in Meadow Brook Subdivision to all full-time employees. In 2010, the university approved demolition of 10 homes, of which 9 were torn down by 2013 (Meadow Brook Subdivision Council, 2023).

The Subdivision was named Meadow Brook, and the first residents selected the following street names, each identified by a well-known university: Heidelberg, Sorbonne, Cambridge, and McGill. The first lot agreements were signed in October 1959. The architecture firm of Stickel, Jaroszewicz, and Moody were retained to design homes for the subdivision. The firm created basic floor plans with variations on the number of bedrooms and bathrooms and the arrangement of living spaces. Each lot covered approximately a half-acre, allowing ample space between homes (Deller, 1959). Within a few years, the original lots all had houses on them.

In addition to attracting homeowners, Oakland University drew the attention of the Presbyterian Church, which purchased the former Lawnridge estate along the east side of Adams Road near its intersection with Butler Road in early 1958. The original estate was built for Donald C. Wilson, brother of Alfred Wilson, and his family on 30 acres owned by Alfred. Before its acquisition by the church, the acreage had been used for several years as a turkey farm operated by Charles Burgess. The first services were held on February 2, 1958 (*Detroit Free Press*, 1958; *Rochester Clarion*, 1953). In 1963, University Presbyterian Church, as it had been named, constructed a new chapel adjacent to Lawnridge manor, which housed administrative offices. In 1976, the church expanded again by adding a larger sanctuary and education center (*Rochester Eccentric*, 1976). The church remains a highly visible and active part of the community.

After Matilda Wilson's death in 1967, Meadow Brook Hall, Sunset Terrace, and the Gatehouse (also, described as the Gate Lodge) which had served as the original entrance to the estate were given to Oakland University. The Hall was converted to a museum and event space, Sunset Terrace to offices, and the Gatehouse for a faculty residence. Robert Gaylor, a librarian at the university's Kresge Library was granted the privilege of living in the Gatehouse and did so until 1997, after which it sat vacant in a state of increasing deterioration for more than 20 years. A restoration effort undertaken in 2021 and 2022 and funded by supporters of the university, updated some materials but restored the structure's original appearance (Stoutenberg, 1968; Warshefski, 2022).

The growth of Oakland University and the greater Detroit area, generally, spurred Avon Township's supervisory board to form a commission to request designation of a new city to be named

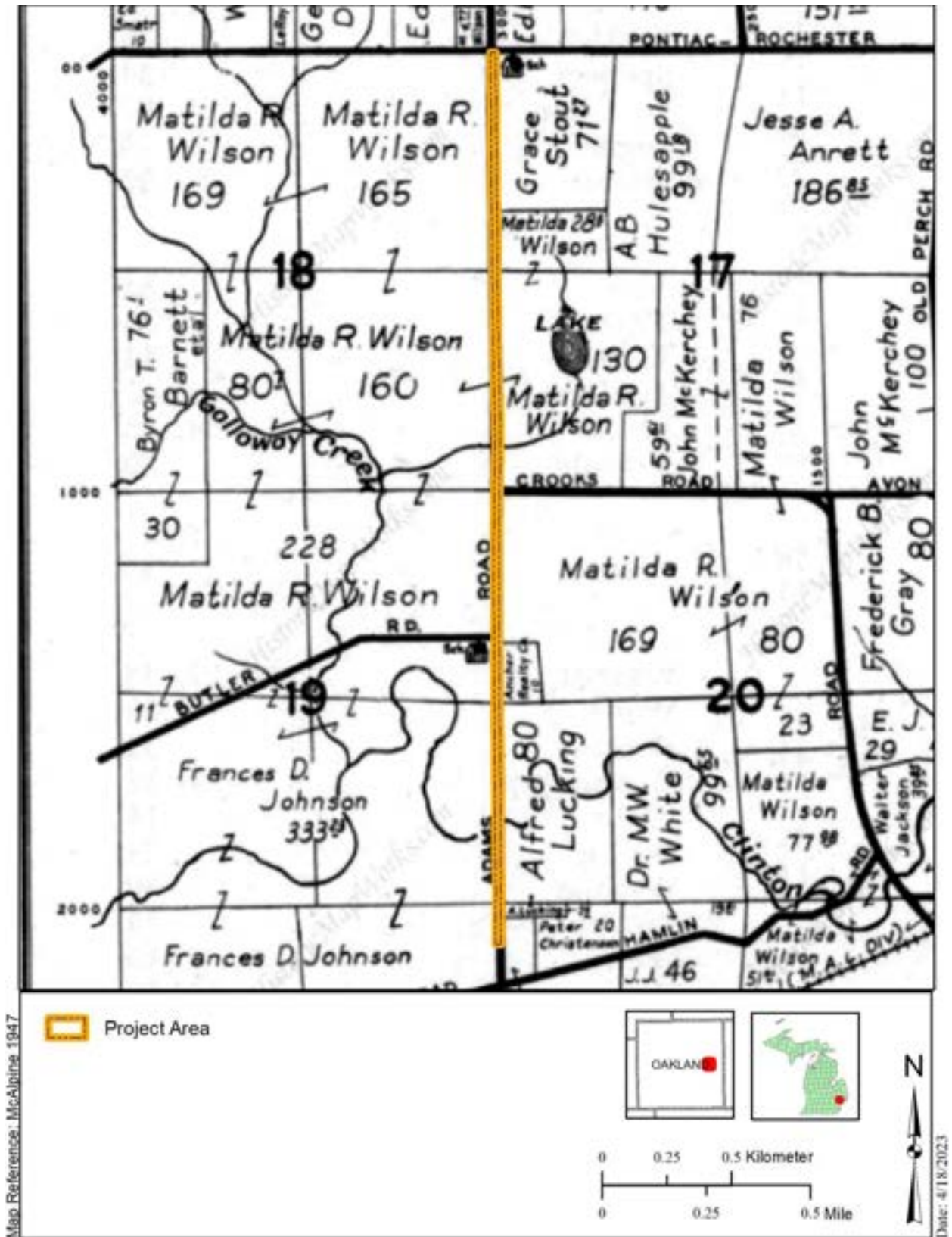


Figure 2-3. Project Area georeferenced to a 1947 map (McAlpine 1947:15).

Rochester Hills. Though the village of Rochester was the only designated municipality in the township, its population paled in comparison to the growth experienced in the township. In 1940, the township had approximately 8,000 residents and Rochester about 7,000. By 1970, however, the township had nearly 30,000 residents and the village had slightly less than 10,000 people in its borders. That trend of growth would continue over the next thirty years (Larsen, 2008, 79). The increasing population generated considerable discussion during that same period as residents questioned whether to join Rochester, form their own municipality, or remain as is.

In 1967, voters in the village of Rochester voted to incorporate as a city after several previous attempts had failed. Several of the earlier votes included proposals to annex all of Avon Township into the new city, spurring community leaders in the township to consider some level of municipal organization. The City of Rochester successfully annexed approximately 3 square miles northeast of their boundary which increased Avon Township's desire to become a city. Three times between 1969 and 1971, local voters denied the application to charter a city, with some expressing concern that creation of a "city" might erode the area's rural appeal. After several attempts by the City of Rochester to annex all of Avon Township, voters approved designation of all areas outside Rochester's city limits as the City of Rochester Hills, over the alternate name of Avon Hills, in 1984. One final attempt to consolidate the township under one municipal entity reached voters in 1987, but it was resoundingly defeated (Larsen, 2017; Larsen, 2008).

As the area's population grew in the 1970s, residents sought to preserve the natural, rural character of the area, as best possible. In 1972, the Clinton River Watershed Council formed to identify solutions to correct the polluted waterway. Discharges from industry, landfills, and gravel operations had made the river, which the area's earliest settlers had used to access the township, unsuitable for recreational activities, such as canoeing, and unable to support aquatic life. Over the next several years, the Council championed improvements to municipal water treatment, restrictions on industrial discharges, and better river management, resulting in improved flows and the return of a healthy fish population. (Larsen, 2008, 78) More recently, Rochester Hills joined with four other communities through which the river runs to establish a trail along the river's route using the former Grand Trunk Railroad bed. The trail extends 16 miles from Sylvan Lake to Rochester.

Construction of new residences along Adams Road ebbed through much of the 1960s but resumed in the 1970s with the opening of the Oakwood Park Condominiums on the west side of Adams Road and north of the Clinton River in 1973 (*Detroit Free Press*, 1973). The mid-1980s saw the development and construction of the River Oaks Apartments to the north of Oakwood Park, Pheasant Ring across from Oakwood Park, and the Quail Ridge and River Valley housing subdivisions south of the Clinton River. Though the area was filling in, small pockets of forest were retained, notably along the river corridor and around Miller Lake.

In 1976, Marvin Katke, an Oakland University supporter, approached university administrators with a proposal to build an 18-hole golf course for the university's benefit on vacant land south of Meadow Brook Hall. Katke offered to pay for construction of the front nine holes, while he found a donor to pay for the back nine holes. As the course was being built, Katke recruited his neighbor and fellow university booster, Harold Cousins, to fund construction of the back nine holes. The front nine holes were opened for play in the fall of 1976 and the back nine in the spring of 1977. Increasing demand led to the construction of an additional 18-hole course, the R&S Sharf course, in 2000. Both courses are owned by the university, offering cheap green fees for students, faculty and staff, and alumni (Oakland University, 2025).

The population of Rochester Hills has continued to grow from approximately 30,000 people in 1970 to 70,000 in 2000 and more than 76,000 in 2020 (Larsen, 2008, 79).

2.2.2 Thematic Narratives

Thematic Narratives explain the relationship of resources of a similar type or function to the Historic Context. Common themes include Education, Religion, Government, and Commerce. The history of the Project Area was dominated by agricultural operations until the early 1960s, but few extant resources remain to represent that agrarian past. The establishment of Oakland University in 1957 and the demands of a growing and wealthier population for more housing options hastened development of former farmlands to residential tracts. A small number of resources from the earliest period of growth remain extant, but most of the residential properties within the Project Area were built less than 50 years ago, meaning they fail to meet the minimum requirement for potential eligibility for the NRHP. The following narratives apply only to resources constructed more than 50 years ago, though a tabulation of properties of more recent construction is provided after the narratives as a point of reference.

2.2.2.1 Agricultural/Estate

All resources reflective of the agricultural history of the Project Area are associated with Meadow Brook Farms. The property had been operated as a farm prior to John and Matilda Dodge's acquisition in 1908, but the couple increased the landholding nearly ten-fold, expanding the breadth of operations conducted. The construction of the great manor house in 1928 by Matilda and her second husband, Alfred Wilson, marked the property as a lavish country estate, but it remained a working farm for another thirty years.

Five resources were recorded and determined contributing resources to the Meadow Brook Hall National Historic Landmark District, which was designated in 2012. Four of these resources are single-family, detached houses, constructed for the use of prominent employees of the estate and their families. Three of the houses were constructed in 1917 and the fourth house in 1925. All four cottages exhibit the Bungalow/Craftsman style and are located on the east side of Adams Road opposite the estate's original entrance, which became the service entrance for employees and deliveries after construction of the manor house. The houses built in 1917 are two stories in height and identical in orientation and appearance with clapboard siding on the first floor, wood shingles on the second story, jerkinhead gables and dormers, double-hung sash windows with six-over-six lights, and fieldstone foundations. The house built in 1925 is a one and one-half story cross gable building with wood clapboard siding, double-hung sash with six-over-six lights, and a fieldstone foundation. This house has a detached garage with clipped gable roofline and clapboard siding on a concrete foundation. Oakland University owns the houses and leases them to fraternities and sororities. The fifth resource listed as contributing to the NHL District is comprised of two stone retaining walls which form the service entrance opposite the workers' cottages. The walls extend from the interior of the property before curving along the west side of Adams Road, gradually descending in height. All five resources determined contributing resources to the NHL District 2012 retain all aspects of integrity.

Four other resources have an association to Meadow Brook Hall/Farms but were not evaluated for the 2012 NHL designation or the successful NRHP nomination in 1979, which encapsulated a slightly larger boundary than that designated for the NHL District. One resource, a set of limestone steps inside concrete wall strings, is located within the boundary of the NHL District and the other 3 resources lie south of the District boundary. The steps sit in front of the worker cottage at 437 S. Adams Road and were built at approximately the same time as the cottages. The workers used the

steps to descend a gentle slope before crossing Adams Road to enter Meadow Brook Farms between the stone retaining walls. Though unrecorded in 1979 and 2012, the steps have grown in significance as representative of the people who managed the agricultural operations at the farm and a physical connection between their work and home lives.



Figure 2-4. Steps leading from worker cottages (in background) to service entrance of Meadow Brook Farms.

The three resources lying south of the NHL District vary in function but have clear associations to Meadow Brook Hall/Farms.

The former Gate House/Lodge at 480 S. Adams served as the original entrance to the estate. A gatekeeper lived in the 1,100 square-foot, Tudor Revival-style residence and tended the gate, managing access and security for the estate. The architectural style of the residence and gates mirrored that of the manor house, which was built at the same time. The gates were constructed of carved timber stiles and rails with iron grills and spiral finials along the top, and they sat between the residence and a small office or station occupied by the gatekeeper when expecting visitors. After Matilda Wilson donated the Meadow Brook estate to Oakland University in 1957, she retained possession of the Gate House until 1967, when she released it to the university. Between 1957 and 1967, the residence was rarely occupied and the entrance rarely used. A faculty member lived in the residence from 1967 until 1997, after which the house and gates fell into disrepair. In 2022, the residence and gates were restored to their original condition (Warshefski). The entrance road beyond the gate was removed with the construction of the R&S Sharf Golf Course in 2000.



Figure 2-5. Gate House.

The second unrecorded resource associated with Meadow Brook Farms is the former Poultry Farm complex. The complex was built in 1938 by Matilda and Alfred Wilson with assistance from John Hannah, a poultry expert affiliated with Michigan State University. The complex included a laying house, processing/dressing house, incubation house, office building, and a house for the farm manager. At the height of its operation, the poultry complex housed nearly 1,000 birds at any time. When the Wilsons transferred their estate to the state for the formation of Oakland University in 1957, the first chancellor of the school, Durward "Woody" Varner, moved into the manager's house after renovations and additions were made. The laying house was converted into the first classroom at Oakland University. Other buildings served as offices and storage in the early years while new buildings were constructed northwest of the manor house. Varner left the university in 1970 and the house was used for various child care activities before being demolished in 2010. The 4 extant buildings have received some cosmetic alterations for new windows and siding but retain their historic significance. They now serve as home to the university's Laboratory for Outdoor Research, Agriculture, Conservation, and Sustainability (LORACS) (Zelinski; Karas).



Figure 2-6. Poultry Farm complex.

The third unrecorded resource associated with the farm/estate is the former Lawnridge Manor. The manor was completed in 1929 for Donald Wilson, Alfred Wilson's brother and business partner. Matilda Wilson acquired the house in 1935 from her brother-in-law, planning to make it a wedding gift to her son, Danny, but he died on his honeymoon, and the house sat vacant for a few years before being purchased by Charles Burgess. Burgess raised turkeys on the property. When the Wilsons donated their estate for the formation of Oakland University, Burgess sold Lawnridge Manor in 1957 to the Presbytery of Detroit, which had expressed an interest in establishing a church in the Rochester area. University Presbyterian Church used the manor for services until 1963 when a new chapel was constructed. Lawnridge has provided classroom, meeting, and office spaces since then.



Figure 2-7. Lawnridge Manor.

Table 2-1. Agriculture/Estate Resources

Address	Name	Date of Construction	NRHP/NHL Eligibility
415 S. Adams Road	Worker cottage A	1925	NHL-listed
437 S. Adams Road	Worker cottage B	1917	NHL-listed
449 S. Adams Road	Worker cottage C	1917	NHL-listed
461 S. Adams Road	Worker cottage D	1917	NHL-listed
West side 400 block of S. Adams Road	Retaining wall	1920	NHL-listed
East side 400 block of S. Adams Road	Limestone steps	Ca. 1925	NHL-eligible
480 S. Adams Road (listed with golf course parcel)	Gate House	1928	NHL-eligible
595 Sunset Lane (listed with larger parcel to NW)	Poultry Farm complex	1938	NHL-eligible
1385 S. Adams Road	Lawnridge Manor/University Presbyterian Church	1929	NHL-eligible

2.2.2.2 Religious

There is only one religious institution located in the Project Area. University Presbyterian Church has been serving the community since 1959, first holding services in Lawnridge Manor. In 1963, a new sanctuary was constructed adjacent to Lawnridge. The mid-century modern style of the building, which was designed by Linn Smith Associates of Birmingham, Michigan, was recognized as the best new church design by a jury of church building experts at the 1964 National Conference on Church Architecture, with one reviewer commending the building for being “in step with times” (Whitney). A larger sanctuary modeled on the 1963 chapel was constructed in 1976 along with an education building. The 1963 chapel was converted to a Fellowship Center (*Rochester Eccentric*, 1976).



Figure 2-8. University Presbyterian Church Fellowship Center (formerly chapel), built in 1963.

The chapel built in 1963 retains all aspects of integrity and is an excellent example of mid-century modern church design. The award of best new church design for 1964 conveys significance above other designs from this period. It is determined individually eligible for the National Register of Historic Places.

Each of the buildings comprising the University Presbyterian Church complex represent prominent examples of their respective styles to such degree that the complex would be determined eligible for the NRHP once the chapel and educational building constructed in 1976 reach 50 years in age, which will occur in 2026.



Figure 2-9. University Presbyterian Church chapel, built in 1976.

2.2.2.3 Residential

Other than the original homestead, which is not in the Project Area, at Meadow Brook Farm, no early farmsteads are extant. Residential development did not begin along the Project Area until the mid-1950s, spurred by the overall growth of the Detroit metropolitan area and the desire of people for suburban living. The establishment of Oakland University generated a need for housing proximate to the university. The oldest residences outside Meadow Brook Farm were constructed beginning in 1955 in the Christian Hills development on the east side of Adams Road. That development was followed by the Spring Hill subdivision near the southeast intersection of Adams Road and Walton Boulevard, beginning in 1957. The university established its own subdivision for faculty in 1959. All these subdivisions extended eastward from Adams Road with few residences along that road.

Between the northern and southern end of the Project Area, there are 16 single-family, detached dwellings that are 50 years of age or older. They are all common examples of their styles and forms and have no association to significant persons or events. None are determined eligible for the NRHP, either individually or as a district.

Table 2-2. Single-family, detached residential resources

Address	Date of Construction	NRHP Eligibility Status
231 S. Adams Road	1959	Not Eligible
1071 S. Adams Road	1955	Not Eligible
1405 S. Adams Road	Ca. 1960	Not Eligible
625 Cambridge Drive	1967	Not Eligible

Address	Date of Construction	NRHP Eligibility Status
789 Cambridge Drive	1967	Not Eligible
2970 Heidelberg Court	1969	Not Eligible
2979 Heidelberg Court	1961	Not Eligible
2990 Hillendale Drive	1961	Not Eligible
674 McGill Drive	1966	Not Eligible
686 McGill Drive	1967	Not Eligible
698 McGill Drive	1967	Not Eligible
710 McGill Drive	1966	Not Eligible
734 McGill Drive	1967	Not Eligible
758 McGill Drive	1961	Not Eligible
624 Sorbonne Court	1960	Not Eligible
630 Sorbonne Court	1968	Not Eligible

River Oaks Condominiums opened their first building in 1974, and Meadow Brook Hills opened their first condominiums in 1975, with both adding several other buildings by the early 1980s. The style and design for both complexes are common without unique design, and neither are associated with significant persons or events. Neither complex is determined eligible for the NRHP.

2.3 Bibliography

Beers, F.W. *Atlas of Oakland County, Michigan*. F.W. Beers. 1872.

Bellfy, Phil. *Three Fires Unity: The Anishinaabeg of the Lake Huron Borderlands*. Lincoln: University of Nebraska Press, 2011.

Deller, Michael. "Faculty Row Planned as Exclusive Suburb." Unknown newspaper. Circa 1959.

Detroit Free Press. "Oakland Estate New Church Site." Jan. 25, 1958, 8.

Detroit Free Press. "Attraction in Avon." May 5, 1973, 1C and 11C.

Detroit Tribune. "MSU to Open Oakland Branch." Nov. 16, 1957, 6.

Karas, George. Oral interview by Paul Tomboulion. May 19, 1999.

Larsen, Deborah. *Home Town Rochester: A History of Rochester, Avon Township and Rochester Hills, Michigan*. Rochester, MI: Rochester-Avon Historical Society, 2008.

Larsen, Deborah. "The Battle for Avon Township, Rochester, and Rochester Hills, A Tale of Two Cities." March 28, 2017. Rochester Media-<https://rochestermedia.com>.

Meadow Brook Subdivision Council. "Timeline: Meadow Brook Subdivision: Development Issues. Sept. 2023.

Mohr, Paula. Meadow Brook Hall National Historic Landmark Nomination. 2010.

Nicholson, Tom. "MSU to Open School on Gift Estate in '59." *Detroit Free Press*. Jan. 4, 1957, 1-2.

Oakland County. *Road Commission Annual Report, 1920*.

Oakland County. *Road Commission Annual Report, 1959*.

Oakland County. *Road Commission Annual Report, 1964*.

Oakland University. "Golf Course History." 2025. <https://Oakland.edu/golf/history>.

Oakland University. Board of Trustees. Meeting Minutes. Sept. 18, 1959.

Potawatomi Nation. "Potawatomi Heritage." 2025.
<https://www.potawatomiheritage.com/encyclopedia/three-fires-council/>.

Pray, Eula. *History of Avon Township, 1820-1940*. Ann Arbor, MI: Nonce Press, 1986 (reprinted from original 1944 edition).

Rochester Clarion. "Lawnridge Farms-Advertisement." Dec. 17, 1953, 2.

Rochester Eccentric. "Planners OK church work." Nov. 22, 1976, 1.

Rochester Hills Museum. "One-Room Schoolhouses."
<https://cms9files.revize.com/rochesterhillsmi/Museum/LocalHistory/OneRoomSchoolhouses.pdf>

Stoutenberg, H.N. Memorandum. Jan. 23, 1968. Oakland University Archives.

Remembering Rochester. "Subdivision Stories: Christian Hills." Nov. 6, 2009.
<https://rochesteravon.blogspot.com>.

Remembering Rochester. "Subdivision Stories: Spring Hill." Nov. 6, 2010.
<https://rochesteravon.blogspot.com>.

Warshefski, Kelli. "Gatekeepers: Alumni and philanthropists spearhead project to restore the history of the Gate Lodge." *Oakland University Alumni Magazine*. April 15, 2022.
<https://Oakland.edu/oumagazine/alumni-voices/2022>.

Wegman, Earl F. "Dodge Widow Gives \$10 Million to MSU: Donates Estate in Oakland." *Detroit News*. Jan. 3, 1957, 1.

Whitney, Elizabeth. "The Best in the Nation." *St. Petersburg Times*. June 27, 1964. News of Religion insert, 1, 5.

Zelinski, Kim. "The Lure of the Land: From Family Farm to Thriving Business, Meadow Brook Farms, 1920-1957." *Meadow Brook Magazine*. Spring 2016, 23.

3 Section Three

3.1 Surveyed Properties

Table 3-1. Resources more than 50 years in age

Address	Name	Map Location
231 S. Adams Road		Figure 1-2
West side 400 block of S. Adams Road	Stone retaining wall	Figure 1-2
East side 400 block of S. Adams Road	Concrete/limestone steps	Figure 1-2
415 S. Adams Road	Worker cottage A	Figure 1-2
437 S. Adams Road	Worker cottage B	Figure 1-2
449 S. Adams Road	Worker cottage C	Figure 1-2
461 S. Adams Road	Worker cottage D	Figure 1-2
480 S. Adams Road	Gate House	Figure 1-2
1071 S. Adams Road		Figure 1-3
1385 S. Adams Road	Lawnridge Manor/University Presbyterian Church Complex	Figure 1-3
1405 S. Adams Road		Figure 1-3
625 Cambridge Drive		Figure 1-2
789 Cambridge Drive		Figure 1-2
1517 Charter Oak Drive	River Oaks Condominiums	Figure 1-2
2970 Heidelberg Court		Figure 1-2
2979 Heidelberg Court		Figure 1-2
2990 Hillendale Drive		Figure 1-2
674 McGill Drive		Figure 1-2
686 McGill Drive		Figure 1-2
698 McGill Drive		Figure 1-2
710 McGill Drive		Figure 1-2
734 McGill Drive		Figure 1-2
758 McGill Drive		Figure 1-2
624 Sorbonne Court		Figure 1-2
630 Sorbonne Court		Figure 1-2
595 Sunset Road	Poultry Farm complex/LORACS	Figure 1-2

Address	Name	Map Location
2878 Trailwood Drive	Meadow Brook Hills Condominiums	Figure 1-2

3.2 Survey Photos

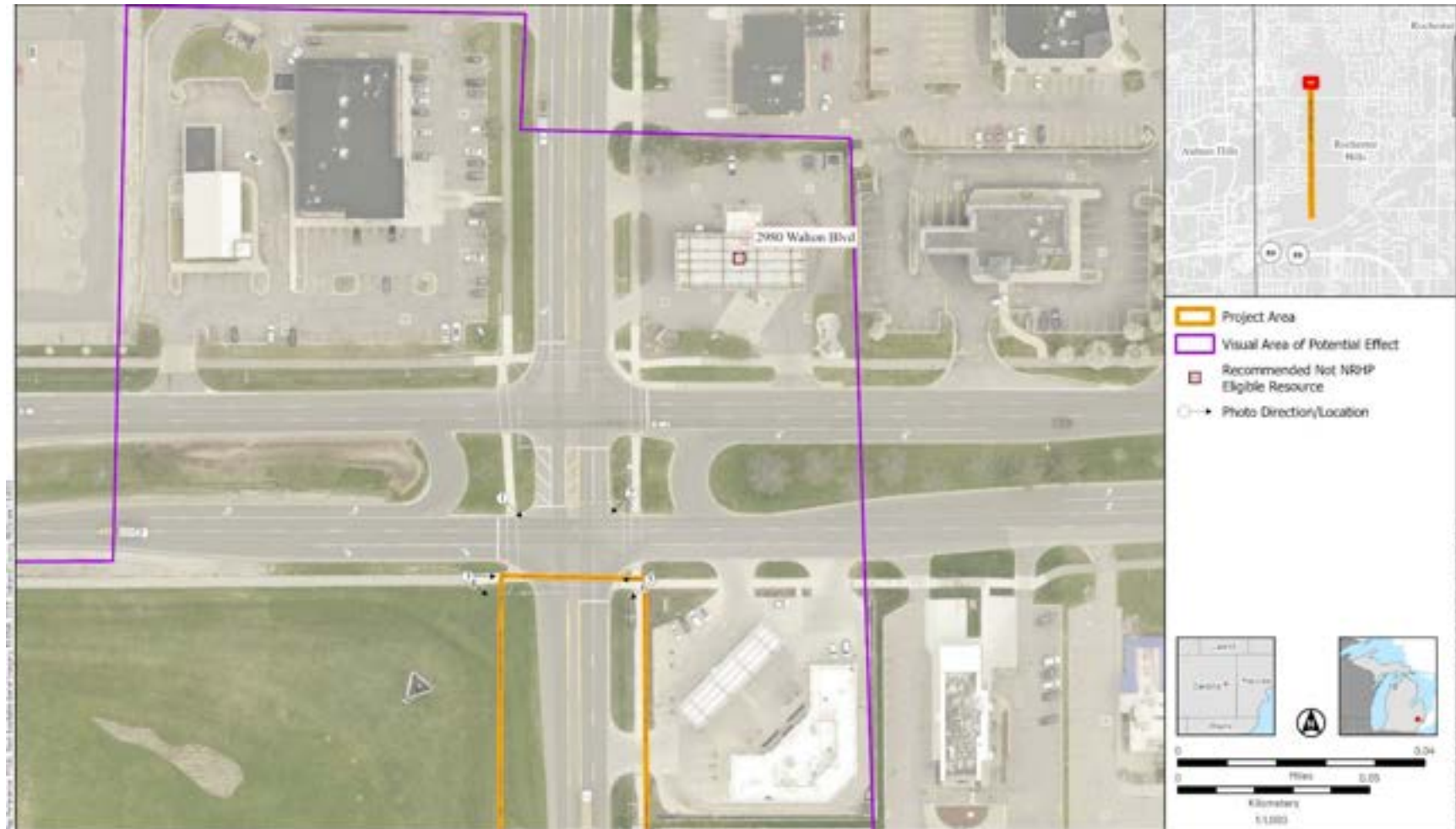


Figure 3-1. Photo key, photo points 1-6.



Figure 3-1. Photo key, points 7-10.



Figure 3-3. Photo key, points 11-16.



Figure 3-4. Photo key, points 17-21.

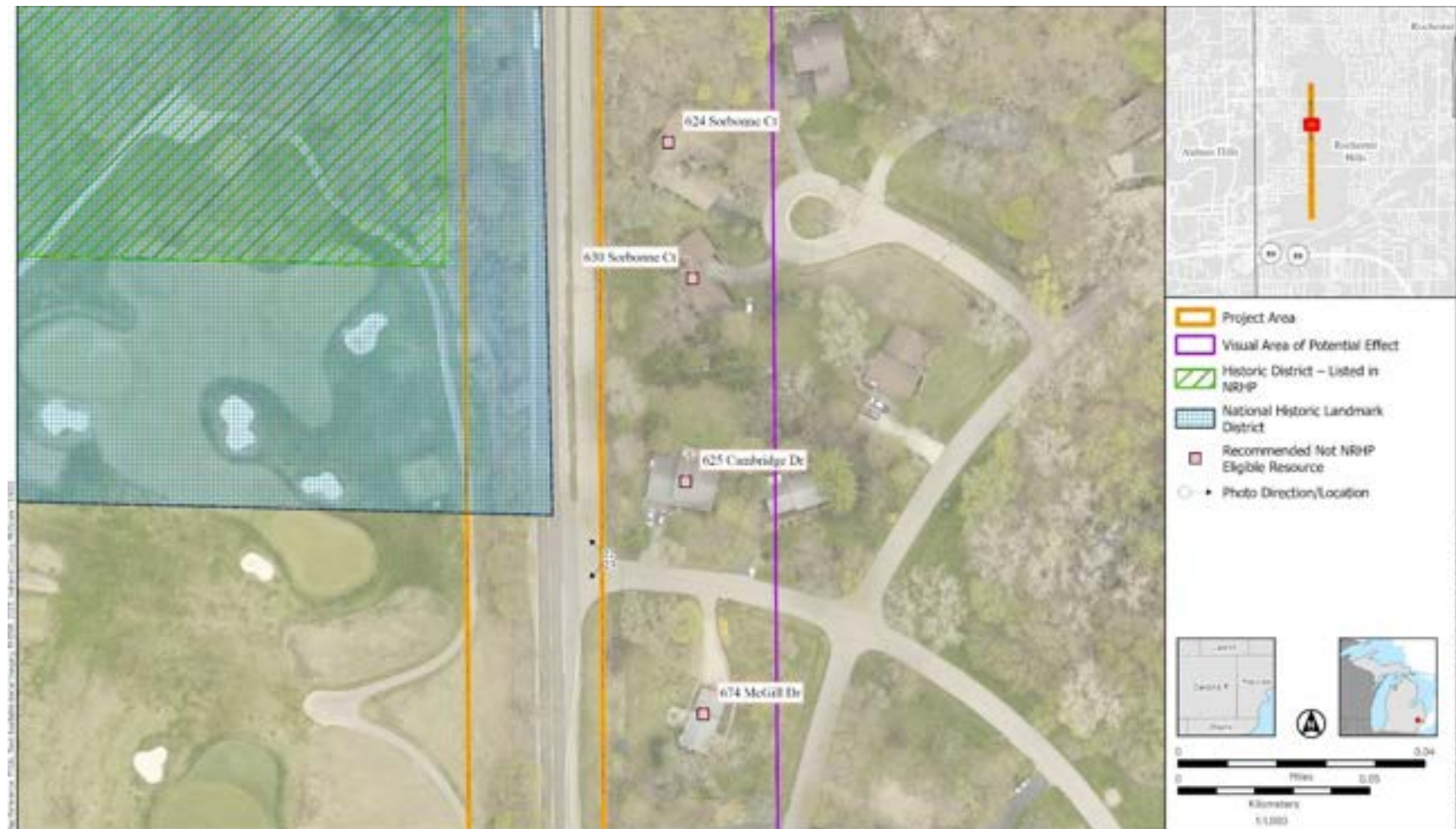


Figure 3-5. Photo key, points 22-23.



Figure 3-6. Photo key, points, 24-25.



Figure 3-7. Photo key, points 26-29.



Figure 3-8. Photo key, points 30-31.



Figure 3-9. Photo key, points 32-35.



Figure 3-10. Photo key, points 36-39.



Figure 3-11. Photo key, points 40-43.



Figure 3-12. Photo key, points 44-45.



Figure 3-13. Photo key, points 46-49.



Figure 3-14. Photo key, points 50-52.



Photo 1. S. Adams Road and Walton Boulevard intersection, looking southeast.



Photo 2. S. Adams Road and Walton Boulevard intersection, looking southwest.



Photo 3. Adams Road and Walton Boulevard intersection, looking northeast.



Photo 4. S. Adams Road and Walton Boulevard intersection, southwest corner.



Photo 5. S. Adams Road and Walton Boulevard intersection, southeast corner looking west.



Photo 6. Southeast corner of S. Adams Road and Walton Road intersection, looking southwest.



Photo 7. S. Adams Road and Meadowbrook Drive, looking northwest.



Photo 8. S. Adams Road and Meadowbrook Drive intersection, looking southwest.



Photo 9. S. Adams Road and Rhineberry Road, looking northwest.



Photo 10. S. Adams Road and Rhineberry Road, looking southwest.



Photo 11. S. Adams Road and Hillendale Drive, looking north.



Photo 12. S. Adams Road and Hillendale Drive, looking south.



Photo 13. S. Adams Road, Meadow Brook Road and Hillendale Drive, looking northeast.



Photo 14. S. Adams Road, Meadow Brook Road, and Hillendale Drive, looking southeast.



Photo 15. S. Adams Road and Oakland University Greek Cottages Road, looking northwest.



Photo 16. S. Adams Road and Oakland University Greek Cottages Road, looking southwest.



Photo 17. Limestone steps fronting former worker cottages.



Photo 18. S. Adams Road fronting former worker cottages, looking northwest.



Photo 19. Retaining wall at former entrance to Meadow Brook Farms, looking west.



Photo 20. Retaining wall along west side of S. Adams Road, looking northwest.



Photo 21. S. Adams Road and Heidelberg Court, looking southwest.



Photo 22. S. Adams Road, Heidelberg Court, and Cambridge Drive, looking northwest.



Photo 23. S. Adams Road, Heidelberg Court, and Cambridge Drive, looking southwest.



Photo 24. S. Adams Road and Cambridge Drive, looking northwest.



Photo 25. Near S. Adams Road and Cambridge Drive intersection, looking south.



Photo 26. Near S. Adams Road and Avon Road intersection, looking north.



Photo 27. S. Adams Road and Avon Road intersection, looking southwest, with Gate House in the background.



Photo 28. S. Adams Road and W. Avon Road, looking north.



Photo 29. S. Adams Road and W. Avon Road, looking southwest.



Photo 30. S. Adams Road and New England Drive intersection, looking northwest.



Photo 31. S. Adams Road and New England Drive, looking south.



Photo 32. Near S. Adams Road and Butler Road intersection, looking north.



Photo 33. Near S. Adams Road and Butler Road intersection, looking south.



Photo 34. S. Adams Road and Butler Road, looking northeast.



Photo 35. S. Adams Road and Butler Road, looking southeast.



Photo 36. S. Adams Road and Charter Oak Drive, looking northwest.



Photo 37. Near S. Adams Road and Charter Oak Drive, looking south.



Photo 38. S. Adams Road and Charter Oak Drive, looking northeast.



Photo 39. S. Adams Road and Charter Oak Drive, looking southeast.



Photo 40. S. Adams Road and Stoney Brook Drive intersection, looking north.



Photo 41. S. Adams Road and Pheasant Ring Drive, looking northeast.



Photo 42. S. Adams Road and Pheasant Ring Drive intersection, looking northwest.



Photo 43. S. Adams Road and Pheasant Ring Drive, looking south.



Photo 44. Pedestrian and vehicular bridges over Clinton River, looking south.



Photo 45. Pedestrian bridge over the Clinton River, looking southwest.



Photo 46. S. Adams Road and Quail Ridge Circle intersection, looking north.



Photo 47. S. Adams Road and Quail Ridge Road intersection, looking south.



Photo 48. Near S. Adams Road and Portage Trail Drive intersection, looking north.



Photo 49. S. Adams Road and Portage Trail Drive, looking southwest.



Photo 50. S. Adams Road near the end of the Project Area with non-motorized pathway, looking north.



Photo 51. S. Adams Road at southern end of the project area, looking northwest.



Photo 52. S. Adams Road, southern end of the project area, looking north.

3.3 Architectural Properties Identification Forms

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address		231 S. Adams Road			
City/Township, State, Zip Code		Rochester, MI 48309			
County		Oakland County			
Assessor's Parcel #		70-15-17-105-006			
Latitude/Longitude (to the 6 th decimal point)		Lat:		Long:	
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1959
Architectural Style	Ranch
Building Form	L-Shape
Roof Form	Cross-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick, aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Fixed with sliding outer sashes, sliding, fixed
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Ranch style house at 231 S. Adams Road is positioned on the western half of its lot, near the north property line. A paved, U-shaped driveway accesses the property at the north and south ends of the western boundary which is defined by a sidewalk and grass extension. The lot is covered by mown grass with dense trees covering the southern half of the property.

The single-story house has an L-shaped plan and is clad in brick veneer and aluminum siding. The asphalt shingle, cross-gable roof has a low pitch, and has deep eaves. A broad, brick chimney stack pierces the east slope near the ridgeline just south of the intersection of the gables. The house is composed of the main, north-south section, and an attached garage that forms an ell at the north end of the main block. The garage projects west from the main block and is clad in aluminum siding. It has a vinyl sliding window flanked by false shutters on the west elevation, and a two-bay overhead door on the south bay. The north elevation of the garage has a window compo fixed light with sliding outer sashes. The main block's west-facing façade is clad in brick to the windowsills and aluminum siding from the sills to the roof. A sliding window with false shutters is positioned near the junction with the garage, followed by a large, fixed window that extends down to nearly grade level, and a pedestrian door. The roof extends slightly over these three northern bays and is supported by two square posts. Dimensional lumber railing flanks a ramp that leads to the door. South of the door is a second sliding window, followed by a fixed light with sliding outer sashes flanked by shutters completing the elevation. The south elevation of the main block includes two sliding windows that are surmounted by fixed lights that rise to the roof eave.

History of the Resource

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

The Ranch style house at 231 S. Adams Road was constructed in 1959. The house is currently used as an adult small group home with a capacity for four residents.

231 South Adams Road is located within one of the original platted sections of the Spring Hill Subdivision. The land was purchased in 1955 by real estate investor Edward M. Stout, who initiated development shortly afterward. Additional sections of the subdivision were platted in 1955, 1957, and 1959 and developed by the Howard T. Keating real estate firm.

Records indicate that Charles G. Lemon and his wife, Lucille, were residing at the property by 1983. The Lemon family lived at the residence until 1987, when they relocated to Pontiac. Following their departure, the property saw multiple occupants over the following decades. Among them was John F. Luca, who is listed at the address by 1992 and remains the current owner.

Statement of Significance/Recommendation of Eligibility

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

The Ranch style house at 231 S. Adams Road retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of a Modern Movement Ranch style house. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2010 Charles G. Lemon, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/131790264>, accessed April 11, 2025.

Ancestry.com

2010 John F. Luca, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/157915750>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

Spring Hill

2025 About Spring Hill Subdivision. Electronic document, <https://www.springhillsub.com/about/>, accessed April 11, 2025.

State of Michigan

2025 Department of Licensing and Regulatory Affairs Adult Foster Care/Home for the Aged Facilities License for Oakland Home. Electronic document, <https://adultfostercare.apps.lara.state.mi.us/Home/FacilityProfile/AS630075843>, accessed February 12, 2025.

The Oakland Press

1997 *Obituary for Lucille C. Lemon*. January 26, 1997. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.

The Rochester Clarion

1955 "Howard T. Keating Sells Home Sites on Walton Blvd." September 15, 1955, p. 1. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.



CHRONICLE™
HERITAGE

-  Historic District - Listed in NRHP
-  Historic District - Recommended Not Eligible
-  Recommended Not NRHP Eligible Resource



0 45

0 Meters 150

0 Feet

1:1,300



Date: 4/18/2025

For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	Meadow Brook Amphitheatre and north half of Meadow Brook Estate		
Current/Common Name			
Roughly bounded by streets	Roughly southeast of the E. Walton Boulevard and S. Adams Road intersection, north of Golfview Lane; 300 S. Adams Road		
City, State, Zip Code(s)	Rochester, MI 48309		
County	Oakland County		
Total Acres in the District	149.0 acres		
Ownership	Private ☐	Public-Local ☐	Public-State ☒ Public-Federal ☐

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial ☐	Rural/Farm Complex ☐
Residential ☐	Other ☒
Industrial ☐	

District/Complex Information

Total Number of Resources	35
Contributing Resources	16
Non-Contributing Resources	18
Significant Dates	1915-1947

For complexes provide a list of resources:



National Register Eligibility

Is the district listed in the National Register?	Yes ☒	No ☐	If yes, provide:	Date Listed:	NRIS #:
				1978; 2012	79001166-Meadow Brook Farm; 79001166_NHL-Meadow Brook Hall
If not already listed, complete the information below:					
Eligible Under:	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐	
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐
Not Eligible ☐					
Area(s) of Significance	NHL Criteria 4; NHL Theme III: architecture, landscape architecture, urban design				
Period(s) Significance	1915-1947				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☐	Feeling ☒
Condition of District?	Good ☒	Fair ☐	Poor ☐		
Threats to Resource?	Development				

Survey Date	December 2-4, 2024	Recorded By	S. Reyes
-------------	--------------------	-------------	----------

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

Form date: 6/25/2019

Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

The large parcel at 300 S. Adams Road is positioned southwest of the W. Walton Boulevard and S. Adams Road intersection, and north of Golf View Lane. The resources include some components of the NRHP-listed Meadow Brook Farm Historic District and some of the NHL Meadow Brook Hall resources, and some resources are not listed in either nomination. Several paved roads and paths lead into and around the property. Festival Drive accesses the property, slightly west of the center of the north property line from E. Walton Boulevard. It leads south/southwest ending at the Meadow Brook Ticket Office. Festival Drive intersects Meadow Brook Road near the north property boundary which leads west off the property and south, southeast exiting the parcel near the center of the east boundary at S. Adams Road. Sunset Lane splits from Meadow Brook Road and leads southwest when it intersects Estate Drive and leads south truncating at Golf View Lane. Estate Drive leads west, then south ending at Meadow Brook Hall which is on the neighboring parcel just south of the property boundary. Pavillion Drive splits from Estate Drive leading west onto the neighboring parcel to the west. Golf View Lane runs east-west near the south property line, crossing into the parcel to the south and truncating at the John Dodge House to the east and Meadow Brook Hall to the west. Parking lots are positioned near the ticket office, amphitheatre, three near the Shotwell-Gustafson Pavillion, and near the greenhouse. A fieldstone, boundary wall defines the east property line across from the workers cottages, and curves to form what was once the main entrance to the property. The property includes 21 buildings, and 15 structures or objects. The property is largely covered by manicured grass with dense groves of trees near the west property line, northeast and northwest corners of the property, and a large stand east of Festival Drive that extends south, past Meadow Brook Road.

History of the District/Complex

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

The parcel at 300 S. Adams Road was purchased by John F. and Matilda Dodge in 1908 and was part of the larger Meadow Brook Estate. The farmhouse (John F. Dodge House) positioned near Adams Road was extant by 1908 when the property was owned by Jas. L. Higgins. It is likely to be the oldest resource on the property, although the barn southwest of the Festival Drive and Meadow Brook Road intersection appears to be constructed around that time on a property that was owned by Silas H. Douglas. The Dodes continued to acquire land in the area reaching 1,100 acres before John's death in 1920. Matilda married lumber baron, Alfred Wilson in 1925 and together they continued to improve the Dodge properties including 300 S. Adams Road. In 1957, the Wilsons donated the 1,400-acre Meadow Brook estate and \$2 million to Michigan State University (MSU) for the establishment of a satellite campus on the property. The school would be named Michigan State University- Oakland. The Wilsons retained ownership of Meadow Brook Hall and Sunset House (now named Sunset Terrace) for the duration of their lives. The resources were given to Oakland University in 1967 after Matilda's death.

Of the 35 resources on the property at 300 S. Adams Road, 26 are mentioned in the 2012 Meadow Brook Hall National Historic Landmark nomination and/or are included in the NRHP-listed Meadow Brook Farm Historic District boundary which was added to the register in 1978.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

Except for Danny's Cabin, each resource on the property at 300 S. Adams Road that was previously included in the NHL or NRHP nomination forms maintains the historic integrity from their previous assessments. Danny's Cabin was moved to another location on the property which has resulted in the loss of integrity of setting. Despite this, each previously identified resource is recommended to maintain their contributing or noncontributing statuses as previously determined.

Each resource on the property that was not included in the previous nominations are outside the determined period of significance, 1915-1947. They are therefore recommended as noncontributing resources to both the NRHP-listed Meadow Brook Farm Historic District and the Meadow Brook Hall NHL.

References

List references used to research and evaluate the district/complex.

National Archives

1978 Michigan SP Meadow Brook Farms. Electronic document, <https://catalog.archives.gov/id/25340198>, accessed February 27, 2025.

2012 Michigan NHL Meadow Brook Hall. Electronic document, <https://catalog.archives.gov/id/137888469>, accessed February 27, 2025.

Ogle, George A.

1908 Standard Atlas of Oakland County Michigan. (Geo. A. Ogle and Company: Chicago, IL.)

Wegman, Earl F.

1957 "Dodge Widow Gives \$10 Million to MSU: Donates Estate in Oakland." *Detroit News*. Jan. 3, 1957, 1.

District Inventory

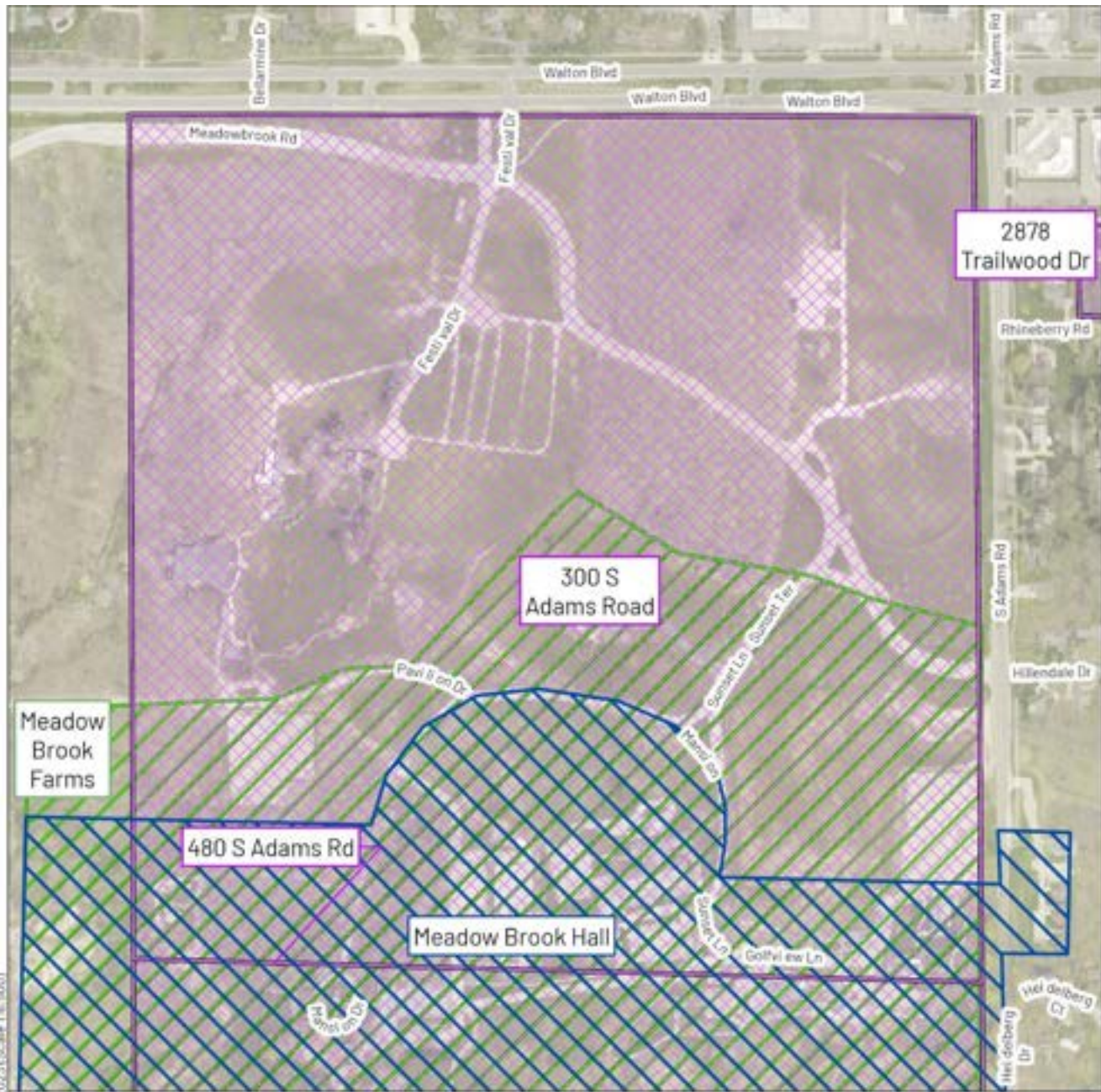
Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

STREET ADDRESS	CITY/TOWNSHIP	COUNTY	YEAR BUILT	INCLUDED IN NRHP OR NHL NOMINATION	CONTRIBUTING? (YES OR NO)
Knole Cottage	Rochester Hills	Oakland County	1926; moved 1929	NHL/NRHP	Yes
Guard House	Rochester Hills	Oakland County	ca. 1929	NHL	Yes

Knole Pump House	Rochester Hills	Oakland County	ca. 1929	NHL	Yes
Danny's Cabin	Rochester Hills	Oakland County	ca. 1926; 1937; moved 2012	NRHP	Yes
Stable (Shotwell Gustafson Pavillion; 419 Golf View Lane)	Rochester	Oakland County	ca. 1935	NHL/NRHP	Yes
Riding Ring	Rochester	Oakland County	1935	NHL/NRHP	Yes
Stud Barn	Rochester	Oakland County	ca. 1938	NHL/NRHP	Yes
Pump House	Rochester	Oakland County	ca. 1938	NHL	Yes
Farmhouse/John Dodge House	Rochester	Oakland County	ca. 1898; 1908, 1914	NHL/NRHP	Yes
Meadow Brook Greenhouse	Rochester	Oakland County	ca. 1917	NHL/NRHP	Yes
Guard House	Rochester	Oakland County	ca. 1917	NHL	Yes
Gazebo	Rochester	Oakland County	ca. 1928	NHL	Yes
Bridge	Rochester	Oakland County	1928	NHL	Yes
Root Cellar	Rochester	Oakland County	ca. 1918	NHL/NRHP	Yes
Icehouse	Rochester	Oakland County	ca. late 19th century	NHL/NRHP	Yes
Road System	Rochester	Oakland County		NHL	Yes
Boundary Wall	Rochester	Oakland County	1920	NHL	Yes
Driving Range Building/Dr. Berton London Practice Area; Golf View Lane	Rochester	Oakland County	1999	NHL	No
Tennis Court	Rochester	Oakland County	ca. 1980	NHL	No
Entrance Gate	Rochester	Oakland County	1977	NHL	No
Woodland Shelter	Rochester	Oakland County	ca. 1996	NHL	No
Pergola	Rochester	Oakland County	ca. 1985	NHL	No
Rhythm and Vibrations, object	Rochester	Oakland County	1981	NHL	No

Sunset Cube, object	Rochester	Oakland County	1981	NHL	No
Telegraph Exchange, object	Rochester	Oakland County	1981	NHL	No
Meadow Brook North Barn; 136 Festival Drive	Rochester Hills	Oakland County	ca. 1900	—	No
Meadow Brook Music Festival Ticket Office; 218 Festival Drive	Rochester Hills	Oakland County	ca. 1970	—	No
Trumbull Terrace; 226 Festival Drive	Rochester Hills	Oakland County	ca. 1966	—	No
Meadow Brook Sheep Barn; Golf View Lane	Rochester	Oakland County	ca. 2013	—	No
Shed; Golf View Lane	Rochester	Oakland County	ca. 2019	—	No
Tree Runner Rochester Adventure Park & Putt Forest; 7553 Meadow Brook Road	Rochester	Oakland County	ca. 2019	—	No
Oakland University's Sunset Terrace; 162 Sunset Lane	Rochester	Oakland County	1952-1953	NRHP	No
Meadow Brook Amphitheatre; 3554 Walton Boulevard	Rochester Hills	Oakland County	ca. 1960	—	No
Unknown building south of amphitheatre	Rochester Hills	Oakland County	ca. 1990	—	No
Comfort Station	Rochester Hills	Oakland County	ca. 1990	—	No

*Use additional sheets as necessary



CHRONICLE™
HERITAGE

-  Historic District - Listed in NRHP
-  Historic District - Recommended Not Eligible
-  National Historic Landmark



0 200
0 Meters 900
Feet
1:6,500



Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	Meadow Brook Estate Worker Cottages		
Current/Common Name	Oakland University Greek Cottages		
Roughly bounded by streets	415 S. Adams Road; Roughly south of Hillendale Drive, east of S. Adams Road, north of W. Avon Road, east of Stanford Circle as well as W. Maryknoll and Munster Roads		
City, State, Zip Code(s)	Rochester, MI 48309		
County	Oakland County		
Total Acres in the District	122 acres		
Ownership	Private ☐	Public-Local ☐	Public-State ☒ Public-Federal ☐

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial ☐	Rural/Farm Complex ☐
Residential ☒	Other ☐
Industrial ☐	

District/Complex Information

Total Number of Resources	7
Contributing Resources	7
Non-Contributing Resources	0
Significant Dates	1917; 1925
For complexes provide a list of resources:	



National Register Eligibility

Is the district listed in the National Register?	Yes ☒	No ☐	If yes, provide:	Date Listed: March 2, 2012	NRIS #: 79001166 NHL Meadow Brook Hall
If not already listed, complete the information below:					
Eligible Under:	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐	
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐
Not Eligible ☐					
Area(s) of Significance	NHL Criteria 4; NHL Theme III: architecture, landscape architecture, urban design				
Period(s) Significance	1915-1947				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☒
Condition of District?	Good ☒	Fair ☐	Poor ☐		
Threats to Resource?	Development				

Survey Date	December 2-4, 2024	Recorded By	S. Reyes
-------------	--------------------	-------------	----------

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

Form date: 6/25/2019

Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

The Meadow Brook Hall Worker's Cottages are positioned near the northwest corner of a large, irregularly shaped parcel. The property is bound by S. Adams Road, Cambridge Drive, and McGill Drive to the west, Hillendale Drive to the north, W. Maryknoll Drive, Munster Road, and Stanford Circle to the east, and W. Avon Road to the south. Miller Lake is positioned near the center of the parcel and a branch of Galloway Creek extends southeast and then southwest from the lake. Most of the property is covered by dense trees.

The four cottages are positioned in a row at the northwest corner of the property, immediately north of Heidelberg Court. The houses are accessed by a single driveway that leads east, then immediately south/southeast, to parallel S. Adams Road, west of the houses. Individual driveways lead from the main drive east between the houses. A parking lot is positioned between the two northern houses, Cottage A and B (415 and 437 S. Adams Road), and additional parking spots are positioned intermittently west of the driveway. A garage is positioned east of Cottage A. Cottage A is a Cape Cod style house sheltered by a side-gable roof with a lower cross gable and shallow eaves. Cottages B, C, and D are nearly identical Craftsman style bungalows sheltered by hip on gable roofs with deep eaves. Each house has a fieldstone foundation, clapboard siding, asphalt shingle roofs and vinyl windows. The bungalows have wood shingle sided second stories. A set of stone steps positioned west of the houses between cottage B and C lead from the houses down to S. Adams Road.

History of the District/Complex

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

The parcel at 415 S. Adams Road was purchased by John Dodge in 1914 as an addition to the Meadow Brook Hall Estate which is located on the west side of S. Adams Road. That year Cottages B, C, and D were constructed, as well as a fourth cottage which was destroyed by fire in the 1970s. Each cottage had a detached garage, none of which are extant. Cottage A and its associated garage were constructed ca. 1925 and was occupied by estate gardener Herman Stewert. At the time of the survey, the houses were occupied by four fraternal organizations of Oakland University.

The cottages were constructed as worker housing for the Meadow Brook Hall Estate. Meadow Brook Hall was designated a National Historic Landmark in 2012. The boundary included the workers cottages and garage and listed them as contributing resources. Meadow Brook Farm was listed in the NRHP in 1978. The cottages are not within the NRHP boundary.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

The Meadow Brook Hall Worker's Cottages and garage were listed as contributing resources to the Meadow Brook Hall NHL in 2012. Each cottage and the garage maintain the high degree of integrity that was documented in the NHL designation. It is recommended that the resources continue to be contributing resources to the Meadow Brook Hall NHL.

References

List references used to research and evaluate the district/complex.

National Archives

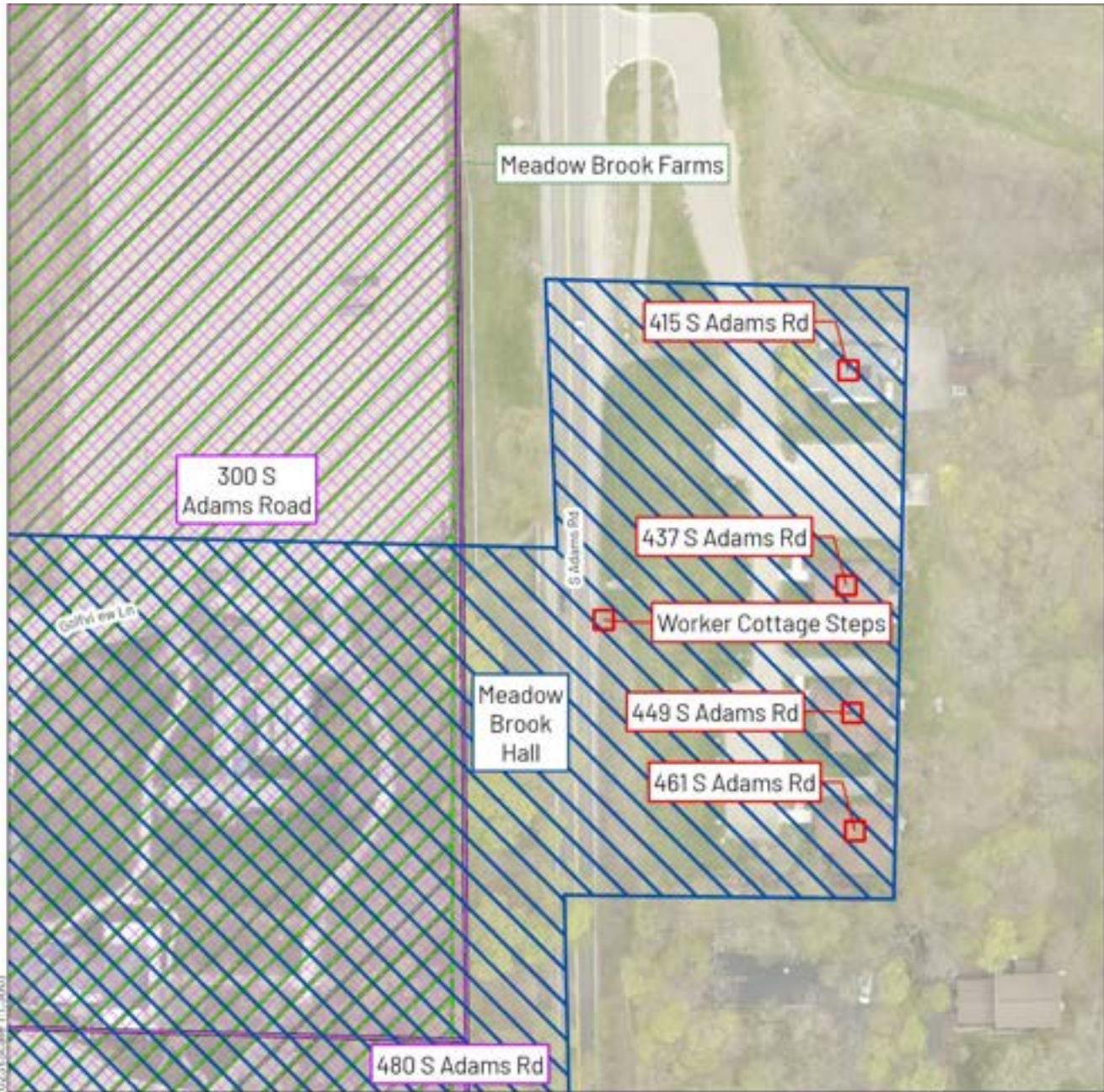
- 1978 Michigan SP Meadow Brook Farms. Electronic document, <https://catalog.archives.gov/id/25340198>, accessed February 27, 2025.
- 2012 Michigan NHL Meadow Brook Hall. Electronic document, <https://catalog.archives.gov/id/137888469>, accessed February 27, 2025.

District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

STREET ADDRESS	CITY/TOWNSHIP	COUNTY	YEAR BUILT	CONTRIBUTING ? (YES OR NO)
415 S. Adams Road-Cottage A	City of Rochester Hills	Oakland County	1925	Yes
415 S. Adams Road-Garage	City of Rochester Hills	Oakland County	1925	Yes
437 S. Adams Road- Cottage B	City of Rochester Hills	Oakland County	1917	Yes
449 S. Adams Road- Cottage C	City of Rochester Hills	Oakland County	1917	Yes
461 S. Adams Road- Cottage D	City of Rochester Hills	Oakland County	1917	Yes
Worker Cottage Steps	City of Rochester Hills	Oakland County	1917	Yes
Miller Lake	City of Rochester Hills	Oakland County	NA	Yes

*Use additional sheets as necessary



CHRONICLE™
HERITAGE

- Historic District - Listed in NRHP
- Historic District - Recommended Not Eligible
- National Historic Landmark
- Contributing Resource



0 45
0 Meters 150
0 Feet
1:1,300





Figure 1. Cottage A and garage at 415 S. Adams Road, view to the southeast



Figure 2. Cottage B at 437 S. Adams Road, view to the southeast



Figure 3. Cottage C at 449 S. Adams Road, view to the southeast



Figure 4. Cottage D at 461 S. Adams Road, view to the southeast



Figure 5. Worker Cottage Steps, view to the south

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	415 S. Adams Road		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-351-003		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☒ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1925
Architectural Style	Cape Cod
Building Form	Irregular
Roof Form	Side gable with lower cross gables
Roof Materials	Asphalt shingle
Exterior Wall Materials	Clapboard siding
Foundation Materials	Fieldstone
Window Materials	Vinyl, wood
Window Type	Six-over-six, round arch, glass block
Outbuildings	Yes ☒ No ☐
Number/Type:	1-Garage

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Meadow Brook Hall-National Historic Landmark
Not Eligible ☐				
Area(s) of Significance	NHL Criteria 4; NHL Theme III: architecture, landscape architecture, urban design			
Period(s) of Significance	1915-1947			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name				
Current/Common Name	Meadow Brook Worker's Cottage A			
Historic/Original Owner	John Dodge			
Historic Building Use	Residential			
Current Building Use	Residential			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

Worker's Cottage A at 415 S. Adams Road is a one and one-half story house that has an irregular plan. The main block of the house is covered by an asphalt shingle, side-gable roof. A nearly full-length ell projects from the north end of the west-facing façade, and a smaller ell projects from the north end of the east elevation. The house is clad in wide clapboard siding and has a fieldstone foundation. The windows are mostly vinyl, six-over-six sashes. The ell on the façade includes a wood, round arch window in the gable peak and a window just south of center.

The north end of the ell features a covered porch that is integrated under the gable peak. Under the roof a window and door are positioned on the south elevation of the recessed walls, and a door is also on the west wall. The porch roof is supported by several square posts and has a simple wood railing. Three wood steps access the porch from the north. A window is on the south elevation of the ell and one is at the south end of the main block's façade. The south elevation of the main block has three windows on the first story, paired sashes in the gable peak, and two, glass block grade-level windows. The north elevation of the main block has a single, and paired sashes on the first story, paired sashes in the gable peak, and three glass block windows at grade level. A broad stone chimney surmounts the ridgeline of the main block near the center. The ell on the east elevation appears to be a covered rear porch.

The garage is partially obscured from view by the house. It is positioned perpendicular to the road and is sheltered by an asphalt shingle, jerkinhead roof. It is clad in clapboard siding with some wood shingles in the gable. The west-facing façade includes a two-bay overhead door. There is a window on the north elevation, and two on the south elevation. A wing abuts the east elevation of the garage.

History of the Resource

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

The parcel at 415 S. Adams Road was purchased by John Dodge in 1914 as an addition to the Meadow Brook Hall Estate which is located on the west side of S. Adams Road. In 1917, Cottages B (437 S. Adams Road), C (449 S. Adams Road), and D (461 S. Adams Road) were constructed, as well as a fourth cottage which was destroyed by fire in the 1970s. Each cottage had a detached garage, none of which are extant. Cottage A (415 S. Adams Road) and its associated garage were constructed ca. 1925 and was occupied by estate gardener Herman Stewart.

The cottages were constructed as worker housing for the Meadow Brook Hall Estate. Meadow Brook Hall was designated a National Historic Landmark in 2012. The boundary included the workers cottages and garage and listed them as contributing resources. Meadow Brook Farm was listed in the NRHP in 1978. The cottages are not within the NRHP boundary.

Statement of Significance/Recommendation of Eligibility

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

The Meadow Brook Hall Worker's Cottages and garage were listed as contributing resources to the Meadow Brook Hall NHL in 2012. Each cottage and the garage maintain the high degree of integrity that was documented in the NHL designation. It is recommended that the resources continue to be contributing resources to the Meadow Brook Hall NHL.

References

List references used to research and evaluate the individual property.

National Archives

- | | |
|------|--|
| 1978 | Michigan SP Meadow Brook Farms. Electronic document, https://catalog.archives.gov/id/25340198 , accessed February 27, 2025. |
| 2012 | Michigan NHL Meadow Brook Hall. Electronic document, https://catalog.archives.gov/id/137888469 , accessed February 27, 2025. |

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	437 S. Adams Road				
City/Township, State, Zip Code	Rochester, MI 48309				
County	Oakland County				
Assessor's Parcel #	70-15-17-351-003				
Latitude/Longitude (to the 6 th decimal point)	Lat:		Long:		
Ownership	Private ☐	Public-Local ☐	Public-State ☒	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1917
Architectural Style	Craftsman
Building Form	T-Shape
Roof Form	Cross-Jerkinhead
Roof Materials	Asphalt shingle
Exterior Wall Materials	Clapboard and shingle siding
Foundation Materials	Fieldstone
Window Materials	Vinyl, wood
Window Type	Six-over-six, four-over-four, glass block
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Meadow Brook Hall-National Historic Landmark
Not Eligible ☐				
Area(s) of Significance	NHL Criteria 4; NHL Theme III: architecture, landscape architecture, urban design			
Period(s) of Significance	1915-1947			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name				
Current/Common Name	Meadow Brook Worker's Cottage B			
Historic/Original Owner	John Dodge			
Historic Building Use	Residential			
Current Building Use	Residential			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

Worker's Cottage B at 437 S. Adams Road is a two-story, Craftsman style house with a T-shape plan. The main block is at the north end positioned perpendicular to the road, and a wing projects from the south elevation near the east end. The house is clad in clapboard siding on the first story and wood shingles on the second story and rests on a fieldstone foundation. The house is sheltered by an asphalt shingle jerkinhead roof with lower hip-on-gable roofs covering the wing and north elevation dormer. The roof eaves are deep with exposed rafters. Two brick chimney stacks pierce the south elevation of the main roof on either side of the cross gable. The windows are mostly six-over-six sashes. The west-facing façade has two windows on the first story and a six-over-six sash flanked by four-over-four windows on the second story. At the north end, the roof shelters a recessed porch which is highlighted by a small, projecting, gable-on-hip roof. A sign nearly fills the gable reading "ΑΔΠ." The porch roof is supported by three, square pillars with simple crown and base at each of the three corners and is enclosed by a simple railing. Three wood steps with simple railing lead to the porch from the west. The porch roof shelters a door on the west elevation and a door flanked by two small six-over-six light windows on the south elevation. The north elevation, east of the porch, has two sets of paired windows on the first story, four glass block windows at grade level, and a six-over-six sash flanked by four-over-four windows in the dormer. A cover porch projects from the north end of the east elevation. The wing abuts the south elevation of the main block. It has a window on the west elevation. The south elevation of the wing has three windows on the first story and a tripartite window in the gable peak.

History of the Resource

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

The parcel at 415 S. Adams Road was purchased by John Dodge in 1914 as an addition to the Meadow Brook Hall Estate which is located on the west side of S. Adams Road. In 1917, Cottages B (437 S. Adams Road), C (449 S. Adams Road), and D (461 S. Adams Road) were constructed, as well as a fourth cottage which was destroyed by fire in the 1970s. Each cottage had a detached garage, none of which are extant. Cottage A (415 S. Adams Road) and its associated garage were constructed ca. 1925 and was occupied by estate gardener Herman Stewert.

The cottages were constructed as worker housing for the Meadow Brook Hall Estate. Meadow Brook Hall was designated a National Historic Landmark in 2012. The boundary included the workers cottages and garage and listed them as contributing resources. Meadow Brook Farm was listed in the NRHP in 1978. The cottages are not within the NRHP boundary.

Statement of Significance/Recommendation of Eligibility

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

The Meadow Brook Hall Worker's Cottages and garage were listed as contributing resources to the Meadow Brook Hall NHL in 2012. Each cottage and the garage maintain the high degree of integrity that was documented in the NHL designation. It is recommended that the resources continue to be contributing resources to the Meadow Brook Hall NHL.

References

List references used to research and evaluate the individual property.

National Archives

- | | |
|------|--|
| 1978 | Michigan SP Meadow Brook Farms. Electronic document, https://catalog.archives.gov/id/25340198 , accessed February 27, 2025. |
| 2012 | Michigan NHL Meadow Brook Hall. Electronic document, https://catalog.archives.gov/id/137888469 , accessed February 27, 2025. |

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	449 S. Adams Road		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-351-003		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☒ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1917
Architectural Style	Craftsman
Building Form	T-Shape
Roof Form	Cross-Jerkinhead
Roof Materials	Asphalt shingle
Exterior Wall Materials	Clapboard and shingle siding
Foundation Materials	Fieldstone
Window Materials	Vinyl, wood
Window Type	Six-over-six, four-over-four, glass block
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Meadow Brook Hall-National Historic Landmark
Not Eligible ☐				
Area(s) of Significance	NHL Criteria 4; NHL Theme III: architecture, landscape architecture, urban design			
Period(s) of Significance	1915-1947			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name				
Current/Common Name	Meadow Brook Worker's Cottage C			
Historic/Original Owner	John Dodge			
Historic Building Use	Residential			
Current Building Use	Residential			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

Worker's Cottage C at 449 S. Adams Road is a two-story, Craftsman style house with a T-shape plan. The main block is at the north end positioned perpendicular to the road, and a wing projects from the south elevation near the east end. The house is clad in clapboard siding on the first story and wood shingles on the second story and rests on a fieldstone foundation. The house is sheltered by an asphalt shingle jerkinhead roof with lower hip-on-gable roofs covering the wing and north elevation dormer. The roof eaves are deep with exposed rafters. Two brick chimney stacks pierce the south elevation of the main roof on either side of the cross gable. The windows are mostly six-over-six sashes. The west-facing façade has two windows on the first story and a six-over-six sash flanked by four-over-four windows on the second story. At the north end, the roof shelters a recessed porch which is highlighted by a small, projecting, gable-on-hip roof. A sign nearly fills the gable reading "ΣΣΣ." The porch roof is supported by three, square pillars with simple crown and base at each of the three corners and is enclosed by a simple railing. Three wood steps with simple railing lead to the porch from the west. The porch roof shelters a door on the west elevation and a door flanked by two small six-over-six light windows on the south elevation. The north elevation, east of the porch, has two sets of paired windows on the first story, four glass block windows at grade level, and a six-over-six sash flanked by four-over-four windows in the dormer. A cover porch projects from the north end of the east elevation. The wing abuts the south elevation of the main block. It has a window on the west elevation. The south elevation of the wing has three windows on the first story and a tripartite window in the gable peak.

History of the Resource

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

The parcel at 415 S. Adams Road was purchased by John Dodge in 1914 as an addition to the Meadow Brook Hall Estate which is located on the west side of S. Adams Road. In 1917, Cottages B (437 S. Adams Road), C (449 S. Adams Road), and D (461 S. Adams Road) were constructed, as well as a fourth cottage which was destroyed by fire in the 1970s. Each cottage had a detached garage, none of which are extant. Cottage A (415 S. Adams Road) and its associated garage were constructed ca. 1925 and was occupied by estate gardener Herman Stewert.

The cottages were constructed as worker housing for the Meadow Brook Hall Estate. Meadow Brook Hall was designated a National Historic Landmark in 2012. The boundary included the workers cottages and garage and listed them as contributing resources. Meadow Brook Farm was listed in the NRHP in 1978. The cottages are not within the NRHP boundary.

Statement of Significance/Recommendation of Eligibility

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

The Meadow Brook Hall Worker's Cottages and garage were listed as contributing resources to the Meadow Brook Hall NHL in 2012. Each cottage and the garage maintain the high degree of integrity that was documented in the NHL designation. It is recommended that the resources continue to be contributing resources to the Meadow Brook Hall NHL.

References

List references used to research and evaluate the individual property.

National Archives

- | | |
|------|--|
| 1978 | Michigan SP Meadow Brook Farms. Electronic document, https://catalog.archives.gov/id/25340198 , accessed February 27, 2025. |
| 2012 | Michigan NHL Meadow Brook Hall. Electronic document, https://catalog.archives.gov/id/137888469 , accessed February 27, 2025. |

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	461 S. Adams Road				
City/Township, State, Zip Code	Rochester, MI 48309				
County	Oakland County				
Assessor's Parcel #	70-15-17-351-003				
Latitude/Longitude (to the 6 th decimal point)	Lat:		Long:		
Ownership	Private ☐	Public-Local ☐	Public-State ☒	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1917
Architectural Style	Craftsman
Building Form	T-Shape
Roof Form	Cross-Jerkinhead
Roof Materials	Asphalt shingle
Exterior Wall Materials	Clapboard and shingle siding
Foundation Materials	Fieldstone
Window Materials	Vinyl, wood
Window Type	Six-over-six, four-over-four, glass block
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☒	Non-contributing to a district ☐	Historic District Name:	Meadow Brook Hall-National Historic Landmark
Not Eligible ☐				
Area(s) of Significance	NHL Criteria 4; NHL Theme III: architecture, landscape architecture, urban design			
Period(s) of Significance	1915-1947			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒ Feeling ☒ Association ☒
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):
Historic Name				
Current/Common Name	Meadow Brook Worker's Cottage D			
Historic/Original Owner	John Dodge			
Historic Building Use	Residential			
Current Building Use	Residential			
Architect/Engineer/Designer				
Builder/Contractor				

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

Worker's Cottage D at 461 S. Adams Road is a two-story, Craftsman style house with a T-shape plan. The main block is at the north end positioned perpendicular to the road, and a wing projects from the south elevation near the east end. The house is clad in clapboard siding on the first story and wood shingles on the second story and rests on a fieldstone foundation. The house is sheltered by an asphalt shingle jerkinhead roof with lower hip-on-gable roofs covering the wing and north elevation dormer. The roof eaves are deep with exposed rafters. Two brick chimney stacks pierce the south elevation of the main roof on either side of the cross gable. The windows are mostly six-over-six sashes. The west-facing façade has two windows on the first story and a six-over-six sash flanked by four-over-four windows on the second story. At the north end, the roof shelters a recessed porch which is highlighted by a small, projecting, gable-on-hip roof. A sign nearly fills the gable reading "ΑΔΠ." The porch roof is supported by three, square pillars with simple crown and base at each of the three corners and is enclosed by a simple railing. Three wood steps with simple railing lead to the porch from the west. The porch roof shelters a door on the west elevation and a door flanked by two small six-over-six light windows on the south elevation. The north elevation, east of the porch, has two sets of paired windows on the first story, four glass block windows at grade level, and a six-over-six sash flanked by four-over-four windows in the dormer. A cover porch projects from the north end of the east elevation. The wing abuts the south elevation of the main block. It has a window on the west elevation. The south elevation of the wing has three windows on the first story and a tripartite window in the gable peak.

History of the Resource

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

The parcel at 415 S. Adams Road was purchased by John Dodge in 1914 as an addition to the Meadow Brook Hall Estate which is located on the west side of S. Adams Road. In 1917, Cottages B (437 S. Adams Road), C (449 S. Adams Road), and D (461 S. Adams Road) were constructed, as well as a fourth cottage which was destroyed by fire in the 1970s. Each cottage had a detached garage, none of which are extant. Cottage A (415 S. Adams Road) and its associated garage were constructed ca. 1925 and was occupied by estate gardener Herman Stewert.

The cottages were constructed as worker housing for the Meadow Brook Hall Estate. Meadow Brook Hall was designated a National Historic Landmark in 2012. The boundary included the workers cottages and garage and listed them as contributing resources. Meadow Brook Farm was listed in the NRHP in 1978. The cottages are not within the NRHP boundary.

Statement of Significance/Recommendation of Eligibility

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

The Meadow Brook Hall Worker's Cottages and garage were listed as contributing resources to the Meadow Brook Hall NHL in 2012. Each cottage and the garage maintain the high degree of integrity that was documented in the NHL designation. It is recommended that the resources continue to be contributing resources to the Meadow Brook Hall NHL.

References

List references used to research and evaluate the individual property.

National Archives

- | | |
|------|--|
| 1978 | Michigan SP Meadow Brook Farms. Electronic document, https://catalog.archives.gov/id/25340198 , accessed February 27, 2025. |
| 2012 | Michigan NHL Meadow Brook Hall. Electronic document, https://catalog.archives.gov/id/137888469 , accessed February 27, 2025. |

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	Meadow Brook Hall, Katke-Cousins Golf Course; South half of Meadow Brook Estate		
Current/Common Name			
Roughly bounded by streets	Roughly south of Golfview Lane, west of S. Adams Road, and north of W. Avon Road		
City, State, Zip Code(s)	Rochester, MI 48309		
County	Oakland County		
Total Acres in the District	152 acres		
Ownership	Private ☐	Public-Local ☐	Public-State ☒ Public-Federal ☐

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial ☐	Rural/Farm Complex ☐
Residential ☐	Other ☒
Industrial ☐	

District/Complex Information

Total Number of Resources	20
Contributing Resources	15
Non-Contributing Resources	5
Significant Dates	1915-1947
For complexes provide a list of resources:	



National Register Eligibility

Is the district listed in the National Register?	Yes ☒	No ☐	If yes, provide:	Date Listed: 1978; 2012	NRIS #: 79001166-Meadow Brook Farm; 79001166_NHL-Meadow Brook Hall
<i>If not already listed, complete the information below:</i>					
Eligible Under:	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐
Not Eligible ☐					
Area(s) of Significance	NHL Criteria 4; NHL Theme III: architecture, landscape architecture, urban design				
Period(s) Significance	1915-1947				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☒
Condition of District?	Good ☒	Fair ☐	Poor ☐		
Threats to Resource?	Development				

Survey Date	December 2-4, 2024	Recorded By	S. Reyes
-------------	--------------------	-------------	----------

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

Form date: 6/25/2019

Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

The parcel at 480 S. Adams Road is the central parcel of three that compose the Meadow Brook Estate. It is roughly positioned south of Golf View Lane, north of W. Avon Road, and west of S. Adams Road. Access to the parcel is provided from Golf View Lane near the north property line. Several spurs leading from Golf View Lane to the buildings on the property that gather near the north property line. Manicured lawns and gardens are positioned near the buildings. Meadow Brook Hall, the carriage house, the open auto shed, the doghouse/gardener's shed, birdhouse, fountain, Golden Fleece, and Colt Pegasus Fountain are all positioned at the west end of Golf View Drive. The well house, garage and heating plant, garage/golf course maintenance building, and golf cart building are positioned south of Golf View Lane near its intersection with Sunset Lane. The playhouse/golf starter station clubhouse, tea house/cabana, outdoor pool, fountain, bath house, and pagoda are positioned at the east end of Golf View Lane. South of the buildings is the Katke-Cousins Golf Course which features groves of trees and water traps.

History of the District/Complex

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

The parcel at 480 S. Adams Road was purchased by John F. and Matilda Dodge in 1908 and was part of the larger Meadow Brook Estate. The Dodges continued to acquire land in the area reaching 1,100 acres before John's death in 1920. At the time of his death, the parcel included the clubhouse (1915), birdhouse (1918), and a 9-hole golf course (not extant). Matilda married lumber baron, Alfred Wilson in 1925 and together they continued to improve the Dodge properties including 480 S. Adams Road. In 1926 the Wilsons began construction of Meadow Brook Hall which continued until its completion in 1929. The tea house/cabana, as well as the garage and heating plant was constructed in 1926. The doghouse/gardener's shed was built ca. 1926, followed by the carriage house in 1928, and the well house around the same time. The open auto shed was built in 1930, a fountain was installed ca. 1930, followed by the playhouse/golf starter station in 1934. The outdoor pool was constructed ca. 1936 and the garage/golf course maintenance building followed ca. 1938. The Colt Pegasus Fountain was built ca. 1943 and was installed on the property in 1947. In 1957, the Wilsons donated the 1,400-acre Meadow Brook estate and \$2 million to Michigan State University (MSU) for the establishment of a satellite campus on the property. The school would be named Michigan State University-Oakland. The Wilsons retained ownership of Meadow Brook Hall and Sunset House (now named Sunset Terrace) on the neighboring parcel to the north for the duration of their lives. The resources were given to Oakland University in 1967 after Matilda's death.

The Dodge golf course laid dormant as a grazing field for sheep until 1976. Marvin Katke proposed an 18-hole course on the land where the original course was located. He provided the funds for the front nine holes and committed to finding a financial backer for the back nine which was funded by Katke's neighbor, Harold Cousins. The course was designed by Rovert Beard. The front nine holes of the Katke-Cousins Golf Course was dedicated in 1976, and the back nine opened in the spring on 1977. The bath house and pagoda were built ca. 1985 and the Golden Fleece fountain was installed ca. 1990. Lastly, the golf cart building was built in 2000.

Of the 20 resources on the property at 480 S. Adams Road, all but the golf course are mentioned in the 2012 Meadow Brook Hall National Historic Landmark nomination and/or are included in the NRHP-listed Meadow Brook Farm Historic District boundary which was added to the register in 1978.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

Each resource on the property at 480 S. Adams Road that was previously included in the NHL or NRHP nomination forms maintain the historic integrity from their previous assessments. It is recommended that these resources maintain their contributing or noncontributing statuses as previously determined.

Each resource that was previously determined a noncontributing resource and the golf course, which was not previously surveyed, are outside the determined period of significance, 1915-1947. They are therefore recommended as noncontributing resources to both the NRHP-listed Meadow Brook Farm Historic District and the Meadow Brook Hall NHL.

References

List references used to research and evaluate the district/complex.

National Archives

1978 Michigan SP Meadow Brook Farms. Electronic document, <https://catalog.archives.gov/id/25340198>, accessed February 27, 2025.

2012 Michigan NHL Meadow Brook Hall. Electronic document, <https://catalog.archives.gov/id/137888469>, accessed February 27, 2025.

Oakland ND

"Golf Course History," Oakland University Golf and Learning Center. Electronic document, <https://www.oakland.edu/golf/history/>, accessed April 9, 2025.

Wegman, Earl F.

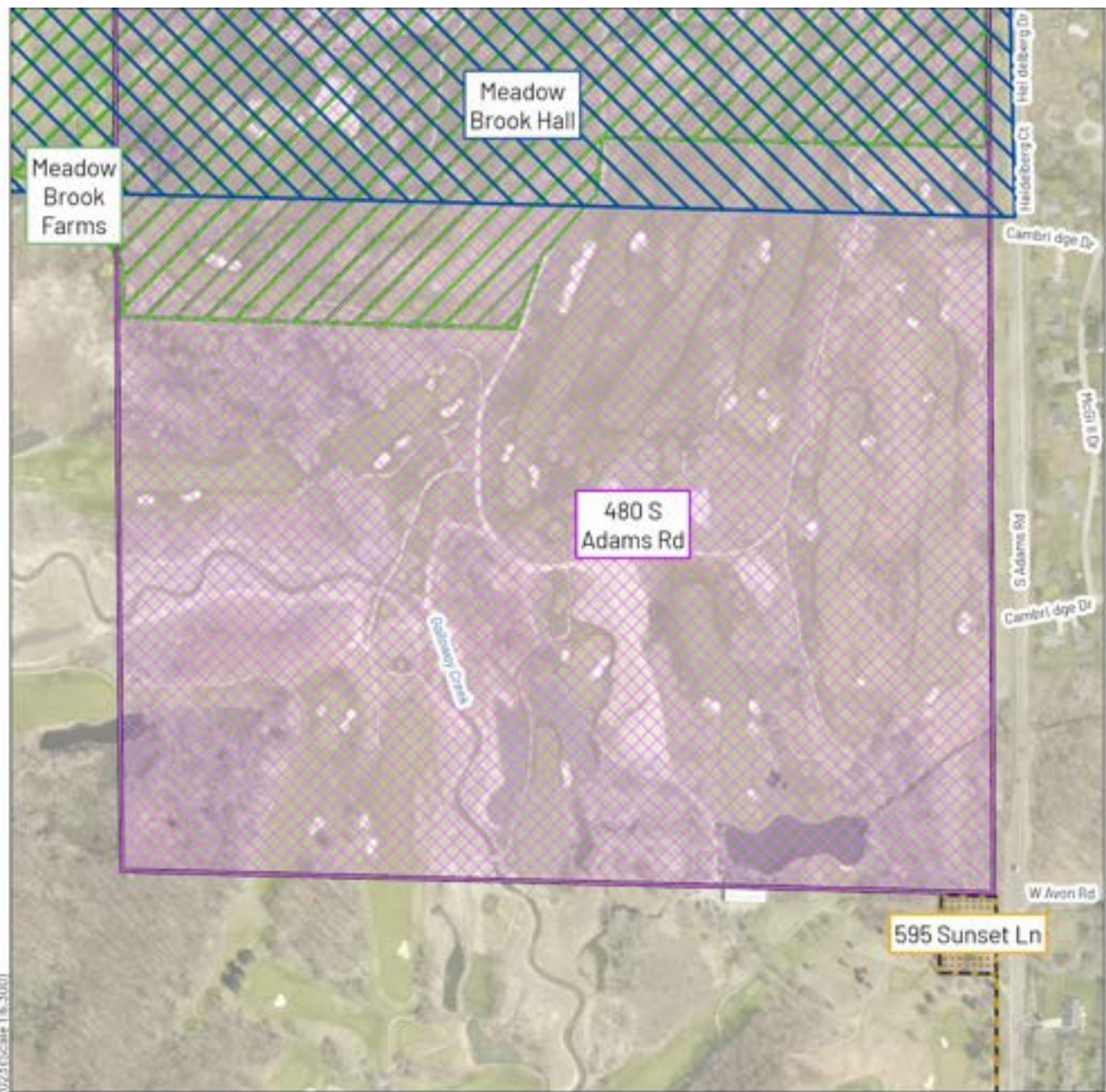
1957 "Dodge Widow Gives \$10 Million to MSU: Donates Estate in Oakland." *Detroit News*. Jan. 3, 1957, 1.

District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

RESOURCE/ STREET ADDRESS	CITY/TOWNSHIP	COUNTY	YEAR BUILT	INCLUDED IN NRHP OR NHL NOMINATION	CONTRIBUTING? (YES OR NO)
Meadow Brook Hall	Rochester	Oakland	1926-1929	NHL/NRHP	Yes
Carriage House	Rochester	Oakland	1928	NHL/NRHP	Yes
Open Auto Shed	Rochester	Oakland	1930	NHL	Yes
Dog House/Gardener's Shed	Rochester	Oakland	ca. 1926	NHL	Yes
Well House	Rochester	Oakland	ca. 1928	NHL	Yes
Garage and Heating Plant	Rochester	Oakland	1926	NHL/NRHP	Yes
Garage/Golf Course Maintenance Building	Rochester	Oakland	ca. 1938	NHL	Yes
Clubhouse	Rochester	Oakland	1915	NHL	Yes
Tea House/Cabana	Rochester	Oakland	1926	NHL	Yes
Playhouse/Golf Starter Station	Rochester	Oakland	1934	NHL	Yes
Outdoor Pool	Rochester	Oakland	ca. 1936	NHL	Yes
Boundary Wall	Rochester	Oakland		NHL	Yes
Birdhouse	Rochester	Oakland	1918	NHL	Yes
Fountain	Rochester	Oakland	ca. 1930	NHL	Yes
Colt Pegasus Fountain	Rochester	Oakland	ca. 1943; 1947	NHL	Yes
Bath house	Rochester	Oakland	ca. 1985	NHL	No
Golf Cart Building	Rochester	Oakland	2000	NHL	No
Pagoda	Rochester	Oakland	ca. 1985	NHL	No
The Golden Fleece	Rochester	Oakland	1939; ca. 1990	NHL	No
Katke-Cousins Golf Course	Rochester	Oakland	1976-1977	—	No

*Use additional sheets as necessary



CHRONICLE™
HERITAGE

-  Historic District - Listed in NRHP
-  Historic District - Recommended Eligible
-  Historic District - Recommended Not Eligible
-  National Historic Landmark



0 200
0 900
Meters
Feet
1:6,300



For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)

Date: 4/18/2025

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	1071 S. Adams Road		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-20-101-009		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1955
Architectural Style	Ranch
Building Form	T-shape
Roof Form	Side-gable with lower cross gables
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick
Foundation Materials	Wood siding
Window Materials	Vinyl
Window Type	Picture, one-over-one, sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Ranch style house at 1071 S. Adams Road is positioned near the center of its lot, northeast of the S. Adams Road and New England Drive intersection. The parcel is covered by mown grass with dense vegetation east of the house and along the property lines. The west property line is defined by a sidewalk and grass extension. A driveway leads to the attached garage from the center of the south property boundary along New England Drive.

The one-story house has a T-shape plan composed of the central section with a subservient section to the north, and ells projecting east and west from the south end. It is clad in brick veneer with wood siding in the gable peaks. The asphalt shingle, side-gable roof and cross gables have low pitches and moderate eaves. A broad, brick chimney stack pierces the east slope near the intersection. The windows are vinyl replacement sashes. The north elevation has no fenestration. The west-facing façade has paired one-over-one windows at the north end rest near grade level followed by two one-over-one sashes with false shutters at the south end of the subservient section.

Next, the roof of the central section steps up in height and the south eave projects further to the west. The eave is supported by two metal scroll columns with leaf detail at the north end and the façade projects slightly to the west, immediately south of a door with sidelights. The projecting section has a picture window composed of a large, fixed light flanked by one-over-one sashes that extend to near grade level. A wing extends east and west from the south end of the central section of the house. The west elevation has a vinyl sliding window flanked by false shutters. The south elevation includes a two-bay overhead door at the west end, a vinyl sliding window near the center, and a picture window at the east end.

History of the Resource

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

The Ranch style house at 1071 S. Adams Road was constructed in 1955. The house was part of the original Christian Hills No. 1 Subdivision, platted in Spring 1955. The land was originally owned by Anchor Realty Corporation, led by the Alfred G. Wilson estate, which sold the property to Ranch Homes Inc. The 265-acre parcel was developed and opened to the public on April 15, 1955.

It is unclear who resided at 1071 S Adams Road prior to 1983. By that year, records indicate that Sylvester F. Burns and Lillian E. Burns occupied the property. The Burns family remained at the residence through at least 1997. By 2000, Steven Wayne McClain and Susan McClain were recorded at the property and continue to reside there.

Statement of Significance/Recommendation of Eligibility

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

The Ranch style house at 1071 S. Adams Road retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of a Ranch style house. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2005 S. F. Burns, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/204723961>, accessed April 11, 2025.

Ancestry.com

2010 Sylvester F. Burns, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/340412527>, accessed April 11, 2025.

Ancestry.com

2020 Steven Wayne McClain, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/37077569>, accessed April 11, 2025.

Avon News and Shopper

1955 "Christian Hills Presents Four Splendid Model Homes." Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Christian Hills

2025 Christian Hills History. Electronic document, <https://www.christianhills.net/christian-hills-history>, accessed April 11, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

The Rochester Clarion

1954 "Project to Cover 265-Acre Site." Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.



CHRONICLE™
HERITAGE

-  Historic District - Recommended Eligible
-  Recommended Not NRHP Eligible Resource



0 45
0 150
Meters
Feet
1:1,300



For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 303103)

Date: 4/18/2025

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	Lawnridge Hall / University Presbyterian Church		
Current/Common Name	University Presbyterian Church / Somerset Early Childhood Center		
Roughly bounded by streets	1385 S. Adams Road; Southeast of Butler Road and S. Adams Road intersection		
City, State, Zip Code(s)	Rochester, MI 48309		
County	Oakland County		
Total Acres in the District	8.2 acres		
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial ☐	Rural/Farm Complex ☐
Residential ☐	Other ☒
Industrial ☐	

District/Complex Information

Total Number of Resources	3
Contributing Resources	2
Non-Contributing Resources	1
Significant Dates	1928; 1963

For complexes provide a list of resources:

1. Lawnridge Hall
2. University Presbyterian Church
3. Garage



National Register Eligibility

Is the district listed in the National Register?	Yes ☐	No ☒	If yes, provide:	Date Listed:	NRIS #:
If not already listed, complete the information below:					
Eligible Under:	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐	
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐
Not Eligible ☐					
Area(s) of Significance	Architecture				
Period(s) Significance	1928-1957; 1958-1979				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):	
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☒
Condition of District?	Good ☒	Fair ☐	Poor ☐		
Threats to Resource?	Further development, replacement				

Survey Date	December 2-4, 2024	Recorded By	S. Reyes
-------------	--------------------	-------------	----------

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

Form date: 6/25/2019

Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

Lawnridge Hall is positioned on an oversized parcel at 1385 S. Adams Road, southeast of the S. Adams Road and Butler Road intersection. The Colonial Revival house is positioned on the southern one-third of the lot, a garage is positioned immediately east of the north end of the house, and Modern Movement style University Presbyterian Church is positioned north of the house at the center of the parcel. Paved driveways and concrete sidewalks lead to each building and around the property. Most of the property is covered by manicured grass and trees. Several paved parking areas are also present on the parcel. The house and church have foundation plantings. Several large boulders are present on the property lining the main drive path.

History of the District/Complex

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

Lawnridge Hall at 1385 S. Adams Road (formerly Dodge Road) was constructed in 1928 by Mr. & Mrs. Donald Wilson on the Meadow Brook Estate property on 30-acres. The house was designed by Detroit architect J. Ivan Dise. Donald was a partner in a lumber enterprise with his brother, Alfred G. Wilson. Alfred was married to Matilda R. Dodge Wilson, owner of the Meadow Brook Estate. Donald moved to Florida around 1934, and Matilda purchased the house in 1935 with the intention of it becoming a home for Daniel Dodge. Daniel married in 1938 and died on his honeymoon, never inhabiting the house.

Architect Joseph Ivan Dise was a graduate of the University of Pennsylvania. He came to Detroit in 1919 to join Albert Kahn's architectural firm. By 1922, he started his own firm. In addition to Lawnridge Hall, he is credited with designing the Methodist Children's Village, Boulevard Temple Building, the Detroit Institute of Arts, the Detroit Public Library, many Detroit public school buildings, and the Scott Fountain on Belle Isle.

Matilda and Alfred contributed Meadow Brook Estate and \$2 million to establish Michigan State University-Oakland in 1957. Around that time, Lawnridge Hall was purchased with 18-acres from Charles and Ann Burgess by the Presbytery of Detroit to establish a mission church. The first service was celebrated in the living room on February 2, 1958. The University Presbyterian Church formally organized on October 5, 1958, with 163 charter members. In addition to the Presbytery of Detroit, the church was supported by two churches in Detroit, one in Royal Oak, and one in Auburn Hills. The first service was celebrated the same day at Meadow Brook Hall at the invitation of Mr. and Mrs. Wilson. The original sanctuary (now Fellowship Hall, south end) was constructed in 1963, followed by the current sanctuary and narthex (north end) in 1979. The Christian Education wing (east wing) was constructed in 1993. The original sanctuary (chapel) was designed by Linn Smith and Associates, Inc. of Birmingham. The church earned the First Honor Award at the annual competition of the Detroit Chapter of the American Institute of Architects. The architecture firm also received an Award of Merit for the church by the American Institute of Architects the same year. A

garage was built ca. 1980, east of the north end of Lawnridge Hall and south of the church's Education Wing.

At the time of survey, the University Presbyterian Church still owns and operates the property which is now 8.2- acres. Somerset Early Childhood Center, Inc. operates from the north end of the church. The Civil Air Patrol operates out of the south end of the church, and the Greater Oakland Singers and Greater Oakland Go Sing Singers use Lawnridge Hall.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

Lawnridge Hall at 1385 S. Adams Road retains a high degree of integrity. The integrity of setting has been severely compromised due to the loss of the bucolic setting due to the construction of University Presbyterian Church immediately to the north and the encroachment of neighboring buildings due to parceling off most of the property. University Presbyterian Church retains a good degree of integrity however the large north addition and east wing compromise the integrity of design. Despite these losses, both buildings are good examples of their forms and styles, and both were designed by noted architects. It is recommended both buildings are eligible for listing in the NRHP individually for significance in architecture.

Lawnridge Hall may also have significance with its association to Meadow Brook Farm and/or Meadow Brook Hall and to Detroit architect, J. Ivan Dise. University Presbyterian Church may also be eligible for listing for associations with Linn Smith and Associates, Inc. of Birmingham, Michigan.

References

List references used to research and evaluate the district/complex.

BS&A Online

- 2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Detroit Free Press

- 1928.1 "Rochester Society," July 22, 1928, 3-4.
1928.2 "Rochester," December 30, 1928, 3-5.
1938 "Dodge Drowned on Honeymoon," August 16, 1938, 1.
1965.1 "Church Design Wins Top Award," January 23, 1965, 3B.
1965.2 "Hastings Gets Medal; Honors Given by Architects," March 20, 1965, 2B.
1969 "J.I. Dise, Art Institute Designer, Dies," October 24, 1969, 8C.

Google
2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

Larsen, Deborah
2023 Lawnridge Hall. Electronic document, <https://theclio.com/entry/108333>, accessed February 18, 2025.

LOVELAND Technologies
2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline
2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

Oakland County Register of Deeds
1935 Donald C. Wilson to Matilda R. Wilson July 24, 1935, liber 1009, p. 167.

University Presbyterian Church
2025 Our History. Electronic document, <https://www.universitypres.org/upc-history>, accessed February 18, 2025.

Wegmann, Earl F.
1957 "Dodge Widow Gives \$10 Million to MSU: Donates Estate in Oakland," Detroit News, January 3, 1957, p.1.

District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

RESOURCE NAME/TYPE	CITY/TOWNSHIP	COUNTY	YEAR BUILT	CONTRIBUTING ? (YES OR NO)
Lawnridge Hall	City of Rochester Hills	Oakland County	1928	
University Presbyterian Church	City of Rochester Hills	Oakland County	1963; 1979; 1993	
Garage	City of Rochester Hills	Oakland County	Ca. 1980	

*Use additional sheets as necessary

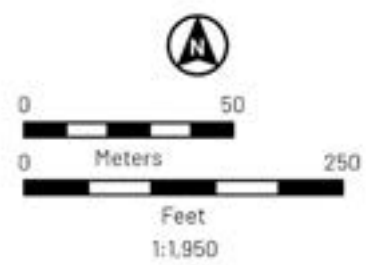


Map Reference: MISC011, Best Available Aerial Imagery, MI DNR, 2023 (Scale 1:1,950)



CHRONICLE™
HERITAGE

-  Historic District - Recommended Eligible
-  Recommended NRHP Eligible Resource
-  Recommended Not NRHP Eligible Resource



For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)

Date: 4/18/2025



Figure 1. Lawnridge Hall, 1385 S. Adams Road, view to the southeast



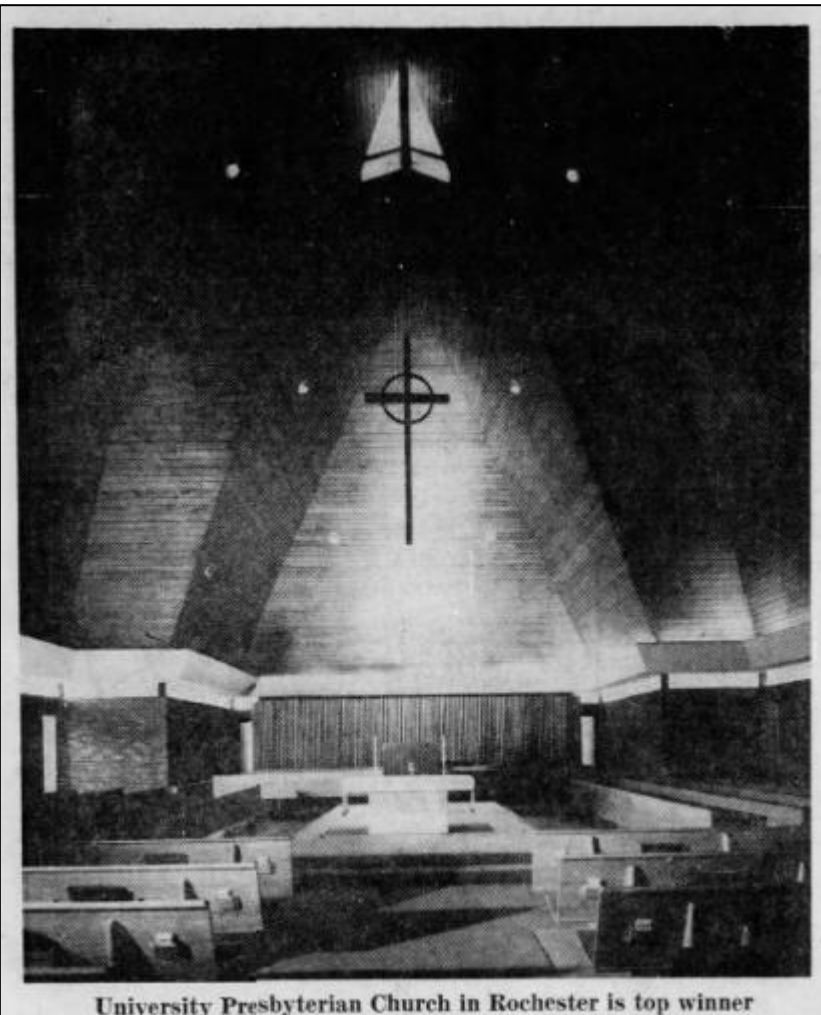
Figure 2. Lawnridge Hall, 1385 S. Adams Road, view to the north



Figure 3. University Presbyterian Church, 1385 S. Adams Road, view to the northeast



Figure 4. University Presbyterian Church, 1385 S. Adams Road, view to the southeast



University Presbyterian Church in Rochester is top winner

Figure 5. Interior of 1936 Sanctuary (chapel), Detroit Free Press January 23, 1965



University Presbyterian Church, Rochester

Figure 6. 1936 Sanctuary (chapel), Detroit Free Press March 20, 1965



Figure 7. Garage, 1385 S. Adams Road, view to the southeast

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	1385 S. Adams Road		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-20-151-022		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Colonial Revival
Building Form	Irregular
Roof Form	Side-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick, horizontal and vertical siding
Foundation Materials	Unknown
Window Materials	Wood
Window Type	Multi-light double hung, casement, round, bay, fanlight
Outbuildings	Yes ☒ No ☐
Number/Type:	1-Church; 1-Garage

Eligibility

Individually Eligible ☐	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐
Criteria Considerations:		a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐		
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☐	Historic District Name:	
Not Eligible ☐				
Area(s) of Significance				
Period(s) of Significance				
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐ Feeling ☒ Association ☒
General Integrity:		Intact ☒	Altered ☐	Moved ☐ Date(s):
Historic Name		Lawnridge Hall		
Current/Common Name		Lawnridge Hall/ Greater Oakland Singers and Greater Oakland Go Sing Singers		
Historic/Original Owner		Mr. & Mrs. Donald Wilson		
Historic Building Use		Residential		
Current Building Use		Residential		
Architect/Engineer/Designer		Joseph Ivan Dise		
Builder/Contractor		Unknown		

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Narrative Architectural Description

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

Lawnridge Hall is composed of three sections. The main, central block is positioned approximately 45-degrees to S. Adams Road. A one and one-half story garage is connected to the north corner of the house by a hyphen, and a one-story wing is connected to the south elevation of the house by a hyphen. Overall, the main block of the house is clad in brick on the first story and horizontal siding on the second story. The north hyphen and garage are clad in vertical siding on the first story and horizontal siding on the second story and the south hyphen and wing are clad in horizontal siding. Asphalt shingle, side-gable roofs with moderate eaves shelter each section of the house. The windows are mostly wood, multilight, double hung sashes. The main block is largely symmetric, with two subservient wings on the north and south elevations. A two-story gable portico projects northwest from the façade. It features a round window in the gable peak, three six-over-six windows and a nearly full-length balcony on the second story. The balcony has a lattice railing supported by four square, paneled piers. The balcony is supported by simple square pillars and shelters the wide, six-panel central door. A small six light casement window is positioned north of the door beneath the balcony, and there is no fenestration immediately south of the door. North and south of the portico the façade steps back slightly each side having an eight-over-eight light window flanked by shutters on the first story. The second story windows span from the main roof eave to a shed roof that projects from the façade to shelter the first story. The second story windows are paired four-light casement sashes. The north end has two pairs of windows, and the south end has one. Under the northernmost set of casement windows, the shed roof forms a covered porch which is supported by a pillar and two pilasters. The roof shelters a nine-light window with shutters. The south end of the main block features a broad, brick, exterior chimney with cross mounted on the façade. The roof steps down in height past the chimney and includes an eight-over-eight light window flanked by shutters on the first story and a six-over-six light window stacked above it on the second story. The south elevation of the southern subservient section of the main block has two six-over-six light windows on the south elevation and one on the second story of the east elevation stacked above an eight-over-twelve light windows. The main block has a six-over-six window on the second story. The first story has paired glass doors surmounted by a fan light, flanked by two paired windows each surmounted by a fan light. The east elevation of the main block has two paired sashes with fan lights and a bay window on the first story, three windows on the second story and one in the gable peak.

The north hyphen projects from the north corner of the house at an angle. The hyphen's first story includes paired six-light casement windows with shutters on the first story with a gabled dormer that interrupts the roof eave on the second story. A broad brick chimney stack appears to pierce the hyphen's east slope and rises well above the main block's ridgeline. The first story of the west elevation has a six-over-six light window with shutters at the north end and a recessed covered porch at the south end. The porch roof shelters a pedestrian door is on the west elevation, and a window is on the north elevation of the connecting hyphen. The roof eave extends over the north elevation of the garage to form a covered porch supported by five square pillars. A series of windows and doors are sheltered by the roof. A wide shed dormer pierces the garage's north roof slope and has three sets of paired windows.

A single-story wing abuts the south elevation of the main block. The west elevation of the wing has two eight-light fixed windows flanked by shutters. The south elevation has a gable hood over a pedestrian door. The wing's east elevation has two, eight-over-twelve light windows and the hyphen has a third, matching sash.

History of the Resource

Lawnridge Hall at 1385 S. Adams Road (formerly Dodge Road) was constructed in 1928 by Mr. & Mrs. Donald Wilson on the Meadow Brook Estate property on 30-acres. The house was designed by Detroit architect J. Ivan Dise. Donald was a partner in a lumber enterprise with his brother, Alfred G. Wilson. Alfred was married to Matilda R. Dodge Wilson, owner of the Meadow Brook Estate. Donald moved to Florida around 1934, and Matilda purchased the house in 1935 with the intention of it becoming a home for Daniel Dodge. Daniel married in 1938 and died on his honeymoon, never inhabiting the house.

Architect Joseph Ivan Dise was a graduate of the University of Pennsylvania. He came to Detroit in 1919 to join Albert Kahn's architectural firm. By 1922, he started his own firm. In addition to Lawnridge Hall, he is credited with designing the Methodist Children's Village, Boulevard Temple Building, the Detroit Institute of Arts, the Detroit Public Library, many Detroit public school buildings, and the Scott Fountain on Belle Isle.

Matilda and Alfred contributed Meadow Brook Estate and \$2 million to establish Michigan State University-Oakland in 1957. Around that time, Lawnridge Hall was purchased with 18-acres from Charles and Ann Burgess by the Presbytery of Detroit to establish a mission church. The first service was celebrated in the living room on February 2, 1958. The University Presbyterian Church formally organized on October 5, 1958, with 163 charter members. In addition to the Presbytery of Detroit, the church was supported by two churches in Detroit, one in Royal Oak, and one in Auburn Hills. The first service was celebrated the same day at Meadow Brook Hall at the invitation of Mr. and Mrs. Wilson. The original sanctuary (now Fellowship Hall, south end) was constructed in 1963, followed by the current sanctuary and narthex (north end) in 1979. The Christian Education wing (east wing) was constructed in 1993. The original sanctuary (chapel) was designed by Linn Smith and Associates, Inc. of Birmingham. The church earned the First Honor Award at the annual competition of the Detroit Chapter of the American Institute of Architects. The architecture firm also received an Award of Merit for the church by the American Institute of Architects the same year. A garage was built ca. 1980, east of the north end of Lawnridge Hall and south of the Education Wing.

At the time of survey, the University Presbyterian Church still owns and operates the property which is now 8.2- acres. Somerset Early Childhood Center, Inc. operates from the north end of the church. The Civil Air Patrol operates out of the south end of the church, and the Greater Oakland Singers and Greater Oakland Go Sing Singers use Lawnridge Hall.

Statement of Significance/Recommendation of Eligibility

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

Lawnridge Hall at 1385 S. Adams Road retains a high degree of integrity. The integrity of setting has been severely compromised due to the loss of the bucolic setting due to the construction of University Presbyterian Church immediately to the north and the encroachment of neighboring buildings due to parceling off most of the property. Despite these losses, Lawnridge Hall is a good example of its form and style. It is recommended for listing in the NRHP individually for significance in architecture. Lawnridge Hall may also have significance with its association to Meadow Brook Farm/Meadow Brook Hall and to Detroit architect, J. Ivan Dise.

References

List references used to research and evaluate the individual property.

BS&A Online

- 2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Detroit Free Press

- 1928.1 "Rochester Society," July 22, 1928, 3-4.
1928.2 "Rochester," December 30, 1928, 3-5.
1938 "Dodge Drowned on Honeymoon," August 16, 1938, 1.
1965.1 "Church Design Wins Top Award," January 23, 1965, 3B.
1965.2 "Hastings Gets Medal; Honors Given by Architects," March 20, 1965, 2B.
1969 "J.I. Dise, Art Institute Designer, Dies," October 24, 1969, 8C.

Google

- 2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

Larsen, Deborah

- 2023 Lawnridge Hall. Electronic document, <https://theclio.com/entry/108333>, accessed February 18, 2025.

LOVELAND Technologies

- 2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

- 2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

Oakland County Register of Deeds

1935 Donald C. Wilson to Matilda R. Wilson July 24, 1935, liber 1009, p. 167.

University Presbyterian Church

2025 Our History. Electronic document, <https://www.universitypres.org/upc-history>, accessed February 18, 2025.

Wegmann, Earl F.

1957 *"Dodge Widow Gives \$10 Million to MSU: Donates Estate in Oakland,"* Detroit News, January 3, 1957, p.1.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	1385 S. Adams Road		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-20-151-022		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1963, 1979, 1993
Architectural Style	Modern Movement
Building Form	Irregular
Roof Form	Hip on Hip
Roof Materials	Standing seam metal panel
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Unknown
Window Type	Unknown
Outbuildings	Yes ☒ No ☐
Number/Type:	1-House; 1-Garage

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The University Presbyterian Church is composed of the original sanctuary/chapel at the south end, the north sanctuary and narthex, and an education wing to the east. The original church includes a T-shape chapel with a T-Shape wing on the south elevation. The building is clad in brick veneer. The chapel roof is a steeply pitched, hip on hip roof covered by standing seam metal panels. The south wing is covered by a flat roof with standing seam awning on each side mimicking the main roof pitch. The narthex abuts the north elevation of the original sanctuary and the south elevation of the new sanctuary. The low pitch pyramidal roof is largely obscured by steeply pitched shed roofs that extend to the first story forming inverted corners. The north slope has a large, shed roof dormer filled by three plate glass windows. The education wing is obscured from view by both sanctuaries. An ell projects from the east elevation of the narthex providing access to the north end of the wing.

History of the Resource

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

Matilda and Alfred contributed Meadow Brook Estate and \$2 million to establish Michigan State University-Oakland in 1957. Around that time, Lawnridge Hall was purchased with 18-acres from Charles and Ann Burgess by the Presbytery of Detroit to establish a mission church. The first service was celebrated in the living room on February 2, 1958. The University Presbyterian Church formally organized on October 5, 1958, with 163 charter members. In addition to the Presbytery of Detroit, the church was supported by two churches in Detroit, one in Royal Oak, and one in Auburn Hills (University Presbyterian Church 2025). The first service was celebrated the same day at Meadow Brook Hall at the invitation of Mr. and Mrs. Wilson. The original sanctuary (now Fellowship Hall, south end) was constructed in 1963, followed by the current sanctuary and narthex (north end) in 1979. The Christian Education wing (east wing) was constructed in 1993. The original sanctuary (chapel) was designed by Linn Smith and Associates, Inc. of Birmingham. The church earned the First Honor Award at the annual competition of the Detroit Chapter of the American Institute of Architects. The architecture firm also received an Award of Merit for the church by the American Institute of Architects the same year. A garage was built ca. 1980, east of the north end of Lawnridge Hall and south of the Education Wing.

At the time of survey, the University Presbyterian Church still owns and operates the property which is now 8.2- acres. Somerset Early Childhood Center, Inc. operates from the north end of the church. The Civil Air Patrol operates out of the south end of the church, and the Greater Oakland Singers and Greater Oakland Go Sing Singers use Lawnridge Hall.

Statement of Significance/Recommendation of Eligibility

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

University Presbyterian Church retains a good degree of integrity however the large north addition and east wing compromise the integrity of design. Despite these losses, the building is a good example of its form and style. It is recommended eligible for listing in the NRHP individually for significance in architecture. The church may also be eligible for listing for associations with Linn Smith and Associates, Inc. of Birmingham, Michigan.

References

List references used to research and evaluate the individual property.

BS&A Online

- 2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Detroit Free Press

- 1965.1 "Church Design Wins Top Award," January 23, 1965, 3B.
1965.2 "Hastings Gets Medal; Honors Given by Architects," March 20, 1965, 2B. 1969 "J.I. Dise, Art Institute Designer, Dies," October 24, 1969, 8C.

Google

- 2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

Larsen, Deborah

- 2023 Lawnridge Hall. Electronic document, <https://theclio.com/entry/108333>, accessed February 18, 2025.

LOVELAND Technologies

- 2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

- 2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

University Presbyterian Church

- 2025 Our History. Electronic document, <https://www.universitypres.org/upc-history>, accessed February 18, 2025.

Wegmann, Earl F.

- 1957 "Dodge Widow Gives \$10 Million to MSU: Donates Estate in Oakland," Detroit News, January 3, 1957, p.1.

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	1405 S. Adams Road		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-20-151-020		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	Ca. 1960
Architectural Style	Ranch
Building Form	L-shape
Roof Form	Side-gable with lower cross-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick, board and batten siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Fixed, one-over-one
Outbuildings	Yes ☐ No ☐
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Ranch style house at 1405 S. Adams Road is positioned at the west end of a oversized lot. The west property line is defined by a sidewalk and grass extension. A driveway accesses the parcel at the northwest corner and leads southeast to the attached garage. The driveway also leads north/northeast to the neighboring property, 1385 S. Adams Road. The parcel is covered by mown grass with dense trees along the south and east property lines.

The one-story, L-shaped house is composed of the north-south main block, and a wing at the south end that projects west which houses the attached garage. The house is clad in brick veneer and board and batten siding. It is sheltered by an asphalt shingle, side-gable roof with a lower cross gable sheltering the garage. The roof has a low-pitch and deep eaves. A broad brick chimney stack pierces the western slope near the junction. The north elevation has a window flanked by false shutters. The west-facing façade includes two vinyl, fixed sashes with false shutters at the north end which surmount brick veneer. At the south end of the main block, the cladding changes to board and batten, and the roof eave extends slightly sheltering two one-over-one sashes and a door at the junction with the attached garage. The north eave also extends and shelters a window and two single-bay overhead doors. The roof eaves are supported by square posts with arched headers. The west elevation of the garage has no fenestration and is clad in board and batten siding. The south elevation of the garage has a window flanked by shutters at the east end and the grade slopes to expose the foundation with windows or doors below the window. The south elevation of the main block appears to have a walkout basement with multiple sliding doors. The main floor of the house opens to a deck which shelter the basement doors. The deck is accessed by a series of sliding doors and windows surmounted by fixed lights that rise to the roof eaves.

History of the Resource

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

The Ranch style house at 1405 S. Adams Road was constructed ca. 1960. The house is owned by the University Presbyterian Church which also owns and occupies the parcel to the north, 1385 S. Adams Road. The house has served, and continues to serve, as the residence for pastors of the church. Reverend Alfred T. Davies is confirmed to have lived at the residence by 1972 while serving the church from 1966 until 1977. By 1977, Reverend David S. Blackshear and the Blackshear family were residing at the house and remained through at least 1986. By 1990, the Curley family occupied the residence and stayed through at least 1993. In 1994, the Shoup family appears at the property and is recorded through at least 1996. By 2007, Nicholas Portice was listed as residing at the property and remained through at least 2020. Most recently, Robert Sheldon is recorded as a resident between 2018 and 2020.

Statement of Significance/Recommendation of Eligibility

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

The Ranch style house at 1071 S. Adams Road retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of a Ranch style house. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

- Ancestry.com
2020 Marion S. Blackshear, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/113230958>, accessed April 11, 2025.
- Ancestry.com
2010 Jill Curley, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/236058554>, accessed April 11, 2025.
- Ancestry.com
2010 Jill Curley, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/123796022>, accessed April 11, 2025.
- Ancestry.com
2010 Jill Curley, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/262173175>, accessed April 11, 2025.
- Ancestry.com
2020 Nicholas Portice, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/141557085>, accessed April 11, 2025.
- Ancestry.com
2020 Robert Lynn Sheldon, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/84476997>, accessed April 11, 2025.
- Ancestry.com
2010 Mona R. Shoup, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/124996635>, accessed April 11, 2025.
- Ancestry.com
2005 Roger Shoup, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/230542635>, accessed April 11, 2025.
- BS&A Online
2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.
- Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

The Rochester Eccentric

1972 "3 Homeowners Report Break-Ins." August 24, 1972. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.

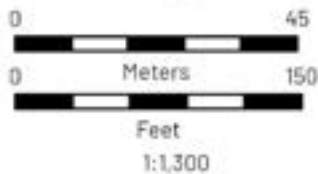
The Rochester Eccentric

1977 "New Pastor Will Preach on Sunday." June 2, 1977, p. 9. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.



CHRONICLE™
HERITAGE

-  Historic District - Recommended Eligible
-  Historic District - Recommended Not Eligible
-  Recommended Not NRHP Eligible Resource



Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	625 Cambridge Drive		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-301-016		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☒ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1967
Architectural Style	Colonial Revival
Building Form	Rectilinear
Roof Form	Side-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Fixed with sliding outer sashes, sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Colonial Revival style house at 625 Cambridge Drive is positioned northeast of the Heidelberg Court and Cambridge Drive intersection. The house is situated on the southern half of the lot and is accessed by a paved driveway at the southwest corner of the parcel. The lot is covered by mown grass and dense vegetation defines the property lines.

The two-story house has a rectilinear plan. It is clad in vinyl siding and has vinyl windows flanked by false shutters. The asphalt shingle, side-gable roof has moderate eaves. The side-gable second story is limited to the east end of the house which surmounts the main roof. The west elevation has an exterior brick chimney stack at the north end, and a window at the south end. The south-facing façade has two single-bay overhead doors at the west end. East of the garage, the façade recesses forming a covered porch sheltered by the main roof eave supported by three posts. A door and fixed light with sliding outer sashes are beneath the porch roof and two, vinyl sliding sashes are stacked above on the second story. The east elevation has two one-over-one windows without shutters on the second story.

History of the Resource

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

The Colonial Revival style house at 625 Cambridge Drive was constructed in 1967. The house is owned by Oakland University. It is located on Lot 48 of the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University-Oakland, now Oakland University. Since its construction, the house has continuously served as faculty housing.

Records indicate that Man Y. Hung resided at the property in 1977, followed by Susan and Edward Hoeppner, who occupied the residence from 1988 to 1996. By 1989, Susan M. Haworth was also listed at the address. In 1993, Shelly A. Gregory is documented as a resident. Between 1991 and 1999, Doanld B. Dixon is recorded at the property. By 2001, J. Rimar was documented at the residence. From 2000 to 2010, Erin Davis was recorded at the address. Most recently, Stanley Y. Hung is recorded as residing at the property from 2003 through at least 2020.

Statement of Significance/Recommendation of Eligibility

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

The Colonial Revival style house at 625 Cambridge Drive retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement siding and windows. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

- 2020 Erin Davis, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/281426253>, accessed April 11, 2025.

Ancestry.com

- 2020 Donald Bradley Dixon, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/286651820>, accessed April 11, 2025.

Ancestry.com

- 2010 Susan H. Heppner, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/131702050>, accessed April 11, 2025.

Ancestry.com

- 2010 Edward Haworth Hoepfner, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/288412676>, accessed April 11, 2025.

Ancestry.com

- 2010 Man Y. Hung, U.S., Public Records Index, 1950–1993, Volume 2. Electronic document, <https://www.ancestry.com/search/collections/1732/records/31684885>, accessed April 11, 2025.

Ancestry.com

- 2020 Stanley Y. Hung, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/332425238>, accessed April 11, 2025.

Ancestry.com

- 2005 J. Rimar, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/129134749>, accessed April 11, 2025.

BS&A Online

- 2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelComePage>, accessed February 12, 2025.

Google

- 2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

- 2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

- 2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.



CHRONICLE™
HERITAGE

- ▢ Historic District - Listed in NRHP
- ▢ Historic District - Recommended Not Eligible
- ▢ National Historic Landmark
- ▢ Recommended Not NRHP Eligible Resource



0 45

0 Meters 150

Feet
1:1,300



Date: 4/18/2025

For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	789 Cambridge Drive		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-304-024		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1967
Architectural Style	Split-Level
Building Form	Rectilinear
Roof Form	Front-gable with lower cross-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick, aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Split-Level style house at 789 Cambridge Drive is positioned northeast of the S. Adams Road and Cambridge Drive intersection. The house is situated on the northern half of the lot and is accessed by a paved driveway at the northeast corner of the parcel. The lot is covered by mown grass and dense vegetation.

The tri-level house has a rectilinear plan composed of the one and one-half story front gable section, and side-gable wing that abuts the east elevation. It is clad in brick veneer on the first and garden levels and aluminum siding on the second story and in the gable peaks. The asphalt shingle, front-gable with lower cross-gable roof has moderate eaves. The windows are vinyl, sliding sashes. The wing's north-facing façade has a two-bay overhead door at the east end followed by a window, then a door at the junction with the front-gable section. The front gable section has two bays of stacked windows. The west elevation has a door at the north end at grade level and two brick, exterior chimney stacks.

History of the Resource

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

The Split-Level style house at 789 Cambridge Drive was constructed in 1967. The privately owned house is on leased land owned by Oakland University. It is located on Lot 48 of the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University– Oakland. Since its construction, the house has continuously served as faculty housing.

Records indicate that the Linsalata family occupied the residence beginning in 1983. James Dorsette is documented at the property in 1992, followed by Todd Haywood and Julian Smith in 1993. Richard and Carol Cook resided at the property from 1994 to 1997. Judith and Bob Harris are recorded as residents between 1996 and 1998. The Petrova family occupied the residence from 1997 through 2012. During this period, William Byers is documented as residing at the property from 2003 to 2004 and Ferman Chavez from 2004 to 2014, both overlapping with other occupants. Adam and Amy Gould are recorded as residents from 2013 to 2020.

Statement of Significance/Recommendation of Eligibility

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

The Split-Level style house at 789 Cambridge Drive retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2020 Ferman Albert Chavez, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/266128594>, accessed April 11, 2025.

Ancestry .com

2020 Carol Jean Cook, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/273199422>, accessed April 11, 2025.

Ancestry.com

2005 Richard Cook, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/204723874>, accessed April 11, 2025.

Ancestry.com

2010 James Dorsette, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/340477405>, accessed April 11, 2025.

Ancestry.com

2020 Adam Morgan Gould, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/313556719>, accessed April 11, 2025.

Ancestry.com

2020 Amy Knife Gould, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/313542792>, accessed April 11, 2025.

Ancestry.com

2010 Judith E. Harris, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/234767354>, accessed April 11, 2025.

Ancestry.com

2005 Judy Harris, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/305713292>, accessed April 11, 2025.

Ancestry.com

2005 Bob Harris, U.S., Phone and Address Directories, 1993–2002. Electronic document,

<https://www.ancestry.com/search/collections/7339/records/160399328>, accessed April 11, 2025.

Ancestry.com

2010 Todd K. Haywood, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/340560641>, accessed April 11, 2025.

Ancestry.com

2010 Joanna M. Linsalata, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/316935>, accessed April 11, 2025.

Ancestry.com

2020 Theodor P. Petrov, U.S., Index to Public Records, 1994–2019.* Electronic document, <https://www.ancestry.com/search/collections/62209/records/61607853>, accessed April 11, 2025.

Ancestry.com

2020 Anna Kirova Petrova, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/15929024>, accessed April 11, 2025.

Ancestry.com

2005 J. Rimar, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/129134749>, accessed April 11, 2025.

Ancestry.com

2010 Julian E. Smith, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/210318558>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

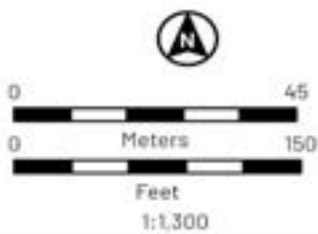


Map Reference: MICHG, Best Available Aerial Imagery, MI DNR, 2023/Scale 1:1,300



CHRONICLE™
HERITAGE

- Historic District - Recommended Not Eligible
- Recommended Not NRHP Eligible Resource



Date: 4/17/2025

For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited 64 USC 3071011

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	Oakwood Park Condominiums		
Current/Common Name	Oakwood Park Condominiums		
Roughly bounded by streets	Roughly west of S. Adams Road, east of the Clinton River, including Charter Oak Drive, Stoney Brook Drive, and Riverside Drive		
City, State, Zip Code(s)	Rochester, MI 48309		
County	Oakland County		
Total Acres in the District	18.21 acres		
Ownership	Private ☒	Public-Local ☐	Public-State ☒ Public-Federal ☐

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial ☐	Rural/Farm Complex ☐
Residential ☒	Other ☐
Industrial ☐	

District/Complex Information

Total Number of Resources	22
Contributing Resources	0
Non-Contributing Resources	22
Significant Dates	1973

For complexes provide a list of resources:



National Register Eligibility

Is the district listed in the National Register?	Yes ☐	No ☐	If yes, provide:	Date Listed:	NRIS #:
If not already listed, complete the information below:					
Eligible Under:	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐
Not Eligible ☒					
Area(s) of Significance					
Period(s) Significance					
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Location ☒	Design ☐	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒
Condition of District?	Good ☒	Fair ☐	Poor ☐		
Threats to Resource?					

Survey Date	December 2-4, 2024	Recorded By	S. Reyes
-------------	--------------------	-------------	----------

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

Form date: 6/25/2019

Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

The Oakwood Park Condominiums are positioned west of S. Adams Road and east of the Clinton River. The community includes 18 two-story multi-family housing buildings, three car ports, and a small unknown building. The property is accessed from Charter Oak Drive at the north end, and Stoney Brook Drive near the south end. Charter Oak Drive meanders south/southwest from S. Adams Road truncating before intersecting Stoney Brook Drive. At the center of the drive, it includes a spur to the east. Stoney Brook Drive leads west past its intersection with Riverside Drive. Riverside Drive leads south, then west from Stoney Brook Drive, near S. Adams Road. Sidewalks lead around the property and to the pool positioned west of Charter Oak Drive, immediately east of the river. The property is covered by grass with dense trees defining the boundaries and near the buildings.

The buildings are typical examples of multi-family housing units in the last quarter of the 20th century. The residential buildings have irregular plans composed of several units. They are clad in T1-11 siding and are sheltered by side-gable roofs covered by asphalt shingles. Many of the buildings have a large canopy extending from the façade forming a covered outdoor space for the residents. The windows are vinyl, sliding and casement windows. The rear of the buildings have wood balconies for each unit.

History of the District/Complex

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

The Oakwood Park Condominiums were constructed in 1973. Formerly part of Dodge's Meadow Brook estate, Oakwood Park Condominiums were developed by the Oakwood Development Company and officially opened in March of 1973. The complex offered one- and two-bedroom apartments, along with two- and three-bedroom townhouses, and featured spacious community housing, a swimming pool, and tennis courts.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

The Oakwood Park Condominiums retain integrity of location, setting, feeling and association. The integrity of design, materials, and workmanship have been diminished due to the application of large canopies on the facades of each building and replacement windows. The community is a typical example of multi-family housing form the last quarter of the 20th century. The community does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. It is therefore recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the district/complex.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

The Rochester Eccentric

1973 "Grand Opening; Rochester Newest Condominium Community!" March 22, 1973, 29. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.

The Rochester Eccentric

1973 We Call It Oakwood Park." June 7, 1973, 36. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025. The Rochester Eccentric

The Rochester Eccentric

1973 October 4, 1973, 32. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.

District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

[illegible]

*Use additional sheets as necessary



CHRONICLE™
HERITAGE



Historic District - Recommended Eligible



Historic District - Recommended Not Eligible



0 125
0 Meters 500
Feet
1:3,800



Date: 4/18/2025

For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)



Figure 1. Oakwood Park Condominiums near Charter Oak Drive and S. Adams Road, view to the southwest



Figure 2. Oakwood Park Condominiums at Charter Oak Drive and S. Adams Road, view to the southwest



Figure 3. Oakwood Park Condominiums near Stoney Brook Drive and S. Adams Road, view to the southwest



Figure 4. Oakwood Park Condominiums at Stoney Brook Drive and S. Adams Road, view to the southwest

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	2970 Heidelberg Court		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-603-001		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1969
Architectural Style	Contemporary
Building Form	Split-Level: Bi-Level
Roof Form	Side-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Vertical wood siding
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Casement, sliding, fixed
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Contemporary style Split-Level house at 2970 Heidelberg Court is positioned northeast of the S. Adams Road and Heidelberg Court intersection. The lot is covered by grass and dense mature trees. A driveway accesses the property from the southeast corner, leading north, then west, ending at the garage.

The bi-level house has a rectilinear plan. It is clad in vertically laid wood siding and the second story overhangs the first. The asphalt shingle, side-gable roof has moderate eaves that deepen as they approach the ridgeline. A broad brick chimney pierces the roof at the west end. The windows are metal sashes. The east elevation includes two, single-bay overhead garage doors on the first story and paired sliding sashes surmounted by fixed lights at the center of the second story. The south-facing façade is best described by dividing it into east and west ends. The first story of the east end has clear story windows below the second story overhang. The second story has ribbons of casement windows immediately below the roof eave. The west end features a second story deck supported by posts that shelters the first story below which appears to have a ribbon of windows. The second story has floor to eave plate glass windows.

History of the Resource

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

The Contemporary style Split-Level house at 2970 Heidelberg Court was constructed 1969. The privately owned house is on leased land from Oakland University. It is located on Lot 64 of the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University–Oakland. Since its construction, the house has continuously served as faculty housing.

Records indicate that the Zink family likely resided at the property before 1987. By 1987, members of the Bennett–Stepanian family were recorded at the residence, where they remained through approximately 2020. In 2020, Karen Beer was also listed at the residence.

Statement of Significance/Recommendation of Eligibility

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

The Contemporary style Split-Level house at 2970 Heidelberg Court retains integrity of location, design, setting, materials, workmanship, feeling, and association. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

- 2020 Karen Jeanette Beer, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/68084240>, accessed April 11, 2025.

Ancestry.com

- 2020 Patrick Clarence Bennett, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/79372280>, accessed April 11, 2025.

Ancestry.com

- 2020 Nancy Susan Stepanian, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/79379252>, accessed April 11, 2025.

Ancestry.com

- 2010 Doris M. Zink, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/105969374>, accessed April 11, 2025.

Ancestry.com

- 2010 Victor M. Zink, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/79857977>, accessed April 11, 2025.

BS&A Online

- 2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

- 2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

- 2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

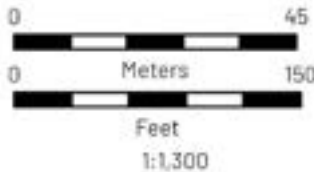
NETROnline

- 2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.



CHRONICLE™
HERITAGE

-  Historic District - Listed in NRHP
-  Historic District - Recommended Not Eligible
-  National Historic Landmark
-  Recommended Not NRHP Eligible Resource



Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	2979 Heidelberg Court		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-301-008		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1961
Architectural Style	Contemporary
Building Form	Rectilinear
Roof Form	Flat
Roof Materials	Unknow
Exterior Wall Materials	Brick, beadboard siding
Foundation Materials	Concrete
Window Materials	Metal
Window Type	Casement, awning, sliding, fixed
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Contemporary style house at 2979 Heidelberg Court is positioned southeast of the S. Adams Road and Heidelberg Court intersection. The lot is covered by grass and dense mature trees. A driveway accesses the property from the west, leading to a covered carport which is positioned north of the house.

The house has a rectilinear plan and is built into the grade resulting in one visible story on the north, and two- stories visible on the west and south. It is clad in brick on the garden level and beadboard panel on the main story. The house is covered by a flat roof with deep eaves. The north elevation opens to the car port. It includes a fixed light with sliding outer sashes at the east end, a casement window at the center of the elevation followed by a large, fixed light surmounting an awning window. The west-facing façade has two stacked bays at each end of the elevation. Each bay includes paired sliding sashes at grade level and a large, fixed light surmounting two awning windows on the main story. A wood deck surmounted by square posts spans the south elevation.

The carport is composed of a shed roof with deep eaves supported by I-beams and metal support poles. The east elevation is enclosed by a brick wall that extends to the house with a section of bricks laid to form a screen.

History of the Resource

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

The Contemporary style house at 2979 Heidelberg Court was constructed in 1961. The privately owned house is on leased land owned by Oakland University. It is located on Lot 58 of the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University- Oakland. Since its construction, the house has continuously served as faculty housing.

Records indicate that the Jaymes family occupied the residence by 1980 and remained through at least 2004. Todd Estes was documented at the property beginning in 2004, followed by Kathleen Pfeiffer, who has been associated with the residence through at least 2020.

Statement of Significance/Recommendation of Eligibility

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

The Contemporary style house at 2979 Heidelberg Court retains integrity of location, design, setting, materials, workmanship, feeling, and association. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

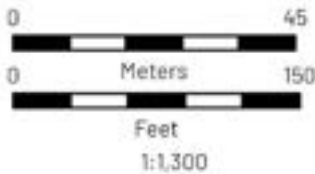
List references used to research and evaluate the individual property.

- Ancestry.com
2020 Todd Audley Estes, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/295505266>, accessed April 11, 2025.
- Ancestry.com
2020 Christine Costello Jaymes, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/5664164>, accessed April 11, 2025.
- Ancestry.com
2020 William David Jaymes, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/5715136>, accessed April 11, 2025.
- Ancestry.com
2020 Kathleen A. Pfeiffer, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/61839157>, accessed April 11, 2025.
- BS&A Online
2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.
- Google
2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.
- LOVELAND Technologies
2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.
- NETROnline
2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.



CHRONICLE™
HERITAGE

-  Historic District - Listed in NRHP
-  Historic District - Recommended Not Eligible
-  National Historic Landmark
-  Recommended Not NRHP Eligible Resource



Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	2990 Hillendale Drive		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-105-008		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☒	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1961
Architectural Style	Colonial Revival
Building Form	Rectilinear
Roof Form	Side-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick, T1-11 and aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Picture, nine-over-nine. six-over-six, sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Colonial Revival style house at 2990 Hillendale Drive is positioned northeast of the S. Adams Road and Hillendale Drive intersection. A sidewalk and grass extension define the west property line. A paved driveway accesses the parcel from the southeast corner leading to the attached garage at the east end of the house. The property is covered by mown grass and many trees.

The house has a rectilinear plan and is sheltered by an asphalt shingle, side-gable roof. The second story surmounts the center of the main roof. The first story is clad in brick veneer and T1-11 siding. The second story and gable peaks are clad in aluminum siding. The windows are vinyl replacement sashes, most of which are flanked by false shutters. The south facing façade has six bays. The western most bay has a fixed light with sliding outer sashes on the first story with no second story above. The second story spans the five central bays, each with a nine-over-nine window. Below the three western second story bays the façade recesses to form a covered porch below the roof eave, clad in T1-11 siding. Paired doors flanked by sidelights are at the west end and paired nine-over-nine windows without shutters rest below the second and third second story windows. Next, the garage projects slightly to the west with two six-over-six light window on the south elevation. The east elevation has a two-bay overhead door on the first story and two, sliding windows without shutters on the second story that overlook the garage roof. The west elevation of the house has an exterior brick chimney stack near the ridgeline flanked by sliding windows on the first story. The second story has two sliding windows overlooking the roof. A rear wing is situated at the west end of the north elevation and has paired sliding windows on the west elevation.

History of the Resource

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

The Colonial Revival style house at 2990 Hillendale Drive was constructed 1961. It is located within one of the original platted sections of the Spring Hill Subdivision. The land was purchased in 1955 by real estate investor Edward M. Stout, who initiated development shortly afterward.

Records show that Chris and Judy Naughton were associated with the residence by 1985 and remained through at least 2005. Lisa Short is documented at the property from 1986 to 1997, followed by Andrew Brown, who resided there from 1999 to 2016. The Harrison family is recorded as occupants from 2012 through at least 2020.

Statement of Significance/Recommendation of Eligibility

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

The Colonial Revival style house at 2990 Hillendale Drive retains integrity of location, design, setting, feeling, and association. The integrity of materials and workmanship have been diminished due to vinyl replacement windows. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2020 Andrew Arthur Brown, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/179964555>, accessed April 11, 2025.

Ancestry.com

2020 Ashley Duane Harrison, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/321354931>, accessed April 11, 2025.

Ancestry.com

2020 Kelly Denise Harrison, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/327832829>, accessed April 11, 2025.

Ancestry.com

2010 Chris A. Naughton, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/22083802>, accessed April 11, 2025.

Ancestry.com

2020 Lisa Marie Short, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/50247751>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

Spring Hill Subdivision Association

2025 About Spring Hill Subdivision. Electronic document, <https://www.springhillsub.com/about/>, accessed April 11, 2025.

The Rochester Clarion

1955 "Howard T. Keating Sells Home Sites on Walton Blvd." September 15, 1955, p. 1. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.



CHRONICLE™
HERITAGE

-  Historic District - Listed in NRHP
-  Historic District - Recommended Not Eligible
-  Recommended Not NRHP Eligible Resource



0 45
0 Meters 150
Feet
1:1,300



Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	674 McGill Drive		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-302-001		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1966
Architectural Style	Colonial Revival
Building Form	Rectilinear
Roof Form	Side-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Eight-over-eight, six-over-six
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Colonial Revival style house at 674 McGill Drive is positioned south of Cambridge Drive between S. Adams Road and McGill Drive. A driveway provides access to the property from the center of the north property line, truncating at the attached garage. The lot is covered by mown grass. Trees and vegetation define the west property line, the west half of the north and south property lines. Trees sprout immediately south and east of the house.

The two-story house has a rectilinear plan composed of the house and a single-story garage on the north elevation. It is clad in aluminum siding and is covered by an asphalt shingle, side-gable roof without eaves. The windows are mostly vinyl eight-over-eight sashes flanked by false shutters. The symmetric, east-facing façade has three bays. The central bay includes the entry door with pedimented surround and is flanked by stacked bays. The garage has a window on the east elevation. The north elevation of the house includes an exterior, broad brick chimney stack flanked by six-over-six sashes without shutters, overlooking the garage roof. The north elevation of the garage has two single-bay overhead doors. The west elevation of the garage has a pedestrian door near the junction with the house. The west elevation of the house is also divided into three bays. The first story includes a sliding glass door in the north bay, followed by a small one-over-one window and door in the central bay, and a garden window in the south bay. A shutterless window is in each bay on the second story. The south elevation has two stacked bays.

History of the Resource

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

The Colonial Revival house at 674 McGill Drive was constructed in 1966. The privately owned house is on leased land owned by Oakland University. It is located on Lot 47 within the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University– Oakland. Since its construction, the house has continuously served as faculty housing.

Records show multiple occupants at the residence since its construction. Terry and Anna Dibble are listed as residents there from at least 1983 until around 1994. During this period, the Dibbles overlapped with James and Paula Dawson, who were present between 1988 and 1991. Paula Lemond is recorded in 1993, followed by the Coyl family, who occupied the house from approximately 1994 to 2001. Frances Meuser is listed as a resident from 1999 to 2016. Most recently, from 2015 to 2020, Mary Ann Jamieson and Anthony Capoccia were recorded as residents.

Statement of Significance/Recommendation of Eligibility

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

The Colonial Revival style house at 674 McGill Drive retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

- Ancestry.com
2020 Anthony Charles Capoccia, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/257881470>, accessed April 11, 2025.
- Ancestry.com
2010 Kevin W. Coyl, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/105469456>, accessed April 11, 2025.
- Ancestry.com
2005 Melanie Coyl, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/9453892>, accessed April 11, 2025.
- Ancestry.com
2010 James E. Dawson, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/123626>, accessed April 11, 2025.
- Ancestry.com
2010 Paula J. Dawson, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/236066196>, accessed April 11, 2025.
- Ancestry.com
2020 Mary Ann Jamieson, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/5222269>, accessed April 11, 2025.
- Ancestry.com
2010 Paula Lemond, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/53450078>, accessed April 11, 2025.
- Ancestry.com
2020 Frances M. Meuser, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/113860466>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

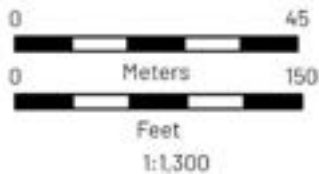
NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.



CHRONICLE™
HERITAGE

-  Historic District - Recommended Not Eligible
-  National Historic Landmark
-  Recommended Not NRHP Eligible Resource



Michigan SHPO Architectural Properties Identification Form

Property Overview and Location

Street Address	686 McGill Drive		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-603-020		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1967
Architectural Style	Colonial Revival
Building Form	Rectilinear
Roof Form	Side-gable
Roof Materials	Asphalt shingles
Exterior Wall Materials	Brick, T1-11 and aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Bay, one-over-one
Outbuildings	Yes ☐ No ☐
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Colonial Revival style house at 686 McGill Drive is positioned east of S. Adams Road and west of McGill Drive. A paved driveway accesses the property from the northeast corner leading west before turning south, truncating at the attached garage. The lot is covered by mown grass and trees dot the property.

The two-story house has a rectilinear plan with one-story wings on the north and south elevations. The first story is clad in brick veneer and the second story and gable peaks are covered by aluminum siding. Below the windows T1-11 siding extends down to grade. The house is sheltered by asphalt shingle, side-gable roofs with moderate eaves. The windows are mostly vinyl, one-over-one sashes flanked by false shutters. A one-story garage is positioned at the north end of the house. It has a two-bay overhead door on the north elevation and two windows on the east elevation. Next, the two-story section has a covered porch formed by the recessed first story. The porch roof is supported by three Tuscan columns and extends to the south elevation of the house. The porch roof shelters a window to the north, and a door with sidelights to the south below the second story with two windows on the east elevation, and a bay window in the one-story section at the south end of the house. The north elevation of the second story has a brick chimney stack, immediately east of the ridge line and a window without shutters to the west. The south elevation of the second story has two shutterless windows and the first story has no fenestration.

History of the Resource

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

The Colonial Revival style house at 686 McGill Drive was constructed in 1967. The privately owned house is on leased land owned by Oakland University. It is located on Lot 46 within the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University- Oakland. Since its construction, the house has continuously served as faculty housing.

As of 1983, the Harris family is documented as residing at the property. Both the Harris and Jacqueline Sferlazza are recorded at the residence from the late 1980s through the late 1990s. Jacqueline Sferlazza continued to occupy the house until 2012. In the years following, various individuals have been associated with the property.

Statement of Significance/Recommendation of Eligibility

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

The Colonial Revival style house at 686 McGill Drive retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2010 Pattie S. Harris, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/53355118>, accessed April 11, 2025.

Ancestry.com

2010 Ray T. Harris, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/79472270>, accessed April 11, 2025.

Ancestry.com

2005 Ray T. Harris, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/204725636>, accessed April 11, 2025.

Ancestry.com

2020 Lisa Jacqueline Johnson, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/83724730>, accessed April 11, 2025.

Ancestry.com

2020 Jacqueline Rita Sferlazza, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/83761612>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

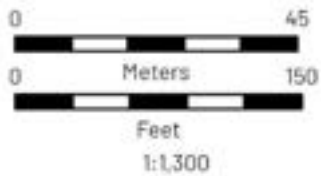


Map Reference: MHS&L Best Available Aerial Imagery, MI DNR, 2023 (Scale 1:1,300)



CHRONICLE™
HERITAGE

- Historic District - Recommended Not Eligible
- National Historic Landmark
- Recommended Not NRHP Eligible Resource



For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (24 USC 30750)

Date: 4/18/2025

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	698 McGill Drive		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-302-003		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1967
Architectural Style	Ranch
Building Form	Rectilinear
Roof Form	Gable on hip
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Wood
Window Type	Chicago, one-over-one
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Ranch style house at 698 McGill Drive is positioned west of S. Adams Road and east of McGill Drive. A driveway accesses the property near the southeast corner and leads to the attached garage. The lot is covered by mown grass which is heavily treed west of the house.

The one-story house has a L-shaped plan due to a slightly projecting garage at the south end of the house. It is clad in white brick and is sheltered by a gable on hip roof covered by asphalt shingles with moderate eaves. A broad brick chimney stack pierces the east slope near the center of the house. The windows are mostly wood, one-over-one sashes. The east-facing façade includes a two-bay overhead door on the slightly protruding garage at the south end. Next, a wood, Chicago style window flanked by false shutters and a Modern Movement door with three concentric square details and a sidelight are positioned at near the center of the façade. Lastly, two windows flanked by shutters complete the north end of the façade. The north elevation has two windows without shutters and three grade level windows.

History of the Resource

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

The Ranch style house at 698 McGill Drive was constructed in 1967. The privately owned house is on leased land owned by Oakland University. It is located on Lot 45 within the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University-Oakland. Since its construction, the house has continuously served as faculty housing.

As of 1977, Gilbert L. Wedekind, professor of engineering at Oakland University, is documented as residing at the property. The Wedekind family is consistently associated with the residence from the late 1970s through at least 2002.

Statement of Significance/Recommendation of Eligibility

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

The Ranch style house at 698 McGill Drive retains integrity of location, design, setting, materials, workmanship, feeling, and association. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2020 Gilbert Leroy Wedekind, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/108637442>, accessed April 11, 2025.

Ancestry.com

2020 June Lucille Wedekind, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/108683275>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

The Rochester Eccentric

1977 "13 Faculty Receive OU Re-employment." June 30, 1977, 10. Electronic document, <http://oaklandcountyhistory.org/#>, accessed April 11, 2025.



Map Reference: M15311, Best Available Aerial Imagery, M15311, 2023 (Scale 1:1,300)



CHRONICLE™
HERITAGE

- Historic District - Recommended Not Eligible
- Recommended Not NRHP Eligible Resource



0 45
0 150
Meters
Feet
1:1,300



For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)

Date: 4/18/2025

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	710 McGill Drive		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-603-022		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1966
Architectural Style	Colonial Revival
Building Form	T-shape
Roof Form	Side-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Aluminum siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	One-over-one, glass block
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Colonial Revival style house at 710 McGill Drive is positioned east of S. Adams Road and west of McGill Drive. A driveway provides access to the property from the southeast corner of the parcel. The lot is covered by mown grass. Trees and vegetation define the west property line and are sporadic around the rest of the parcel.

The two-story house has a T-shape plan composed of the house and a one-story perpendicular wing at the south end of the house. The first story is clad in brick veneer and the second story and gable peaks are covered by aluminum siding. The windows are mostly vinyl one-over-one sashes flanked by false shutters. The north elevation of the house has two bays of stacked windows without shutters and glass block windows at grade level. The east-facing façade of the house has two bays; a ribbon of three sashes at the north end followed by a door with sidelight near the junction with the attached garage on the first story and windows stacked above on the second story. A shed roof supported by a square post projects from the façade sheltering the door. The pitch of the porch roof matches the garage roof which is positioned immediately south of the house block and porch roof. The wing at the south end includes a garage that projects slightly east of the house's façade. It has paired sashes without shutters on the east elevation. The south elevation of the garage has a two-bay overhead door.

History of the Resource

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

The Colonial Revival style house at 710 McGill Drive was constructed in 1966. The privately owned house is on leased land owned by Oakland University. It is located on Lot 44 within the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University- Oakland. Since its construction, the house has continuously served as faculty housing.

Records indicate that the Dement family was residing at the property as early as 1973. By 1985, Paul W. Chao was documented at the residence and remained until 1991. Muhammad Bazaz occupied the property from 1989 to 1993. Robert and Jenny Kropf are recorded as residents from 1993 to 2001. Dorothy and Dennis Trouten are documented at the property between 1999 and 2007.

Greg Serafini is listed as a resident from 2000 to 2001, and Keyu Li from 2000 to 2005. Chris and Andrew Wagner are recorded as residents between 2004 and 2020. Krishna S. Baisetti occupied the property from 2010 to 2012, followed by Tony Stoutenburg in 2014. Vanessa Ramakers is associated with the property between 2019 and 2020.

Statement of Significance/Recommendation of Eligibility

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

The Colonial Revival style house at 710 McGill Drive retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2010 Mohammad S. Bazaz, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/183726916>, accessed April 11, 2025.

Ancestry.com

2020 Krishna S. Baisetti, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/13009895>, accessed April 11, 2025.

Ancestry.com

2020 Paul W. Chao, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/265475377>, accessed April 11, 2025.

Ancestry.com

2010 Jenny F. Kropf, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/293095>, accessed April 11, 2025.

Ancestry.com

2020 Robert Kropf, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/79548563>, accessed April 11, 2025.

Ancestry.com

2005 Keyu Li, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/90861637>, accessed April 11, 2025.

Ancestry.com

2020 Vanessa Estelle Ramakers, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/66796625>, accessed April 11, 2025.

Ancestry.com

2005 Gregory A. Serafini, U.S., Phone and Address Directories, 1993–2002. Electronic document, <https://www.ancestry.com/search/collections/7339/records/4942876>, accessed April 11, 2025.

Ancestry.com

2020 Tony Michael Stoutenburg, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/290252300>, accessed April 11, 2025.

Ancestry.com

2020 Dorothy M. Trouten, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/83407332>, accessed April 11, 2025.

Ancestry.com

2020 Dennis D. Trouten, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/100857640>, accessed April 11, 2025.

Ancestry.com

- 2020 Andrew John Wagner, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/106055093>, accessed April 11, 2025.

Ancestry.com

- 2020 Christian Carl Wagner, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/106033866>, accessed April 11, 2025.

BS&A Online

- 2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

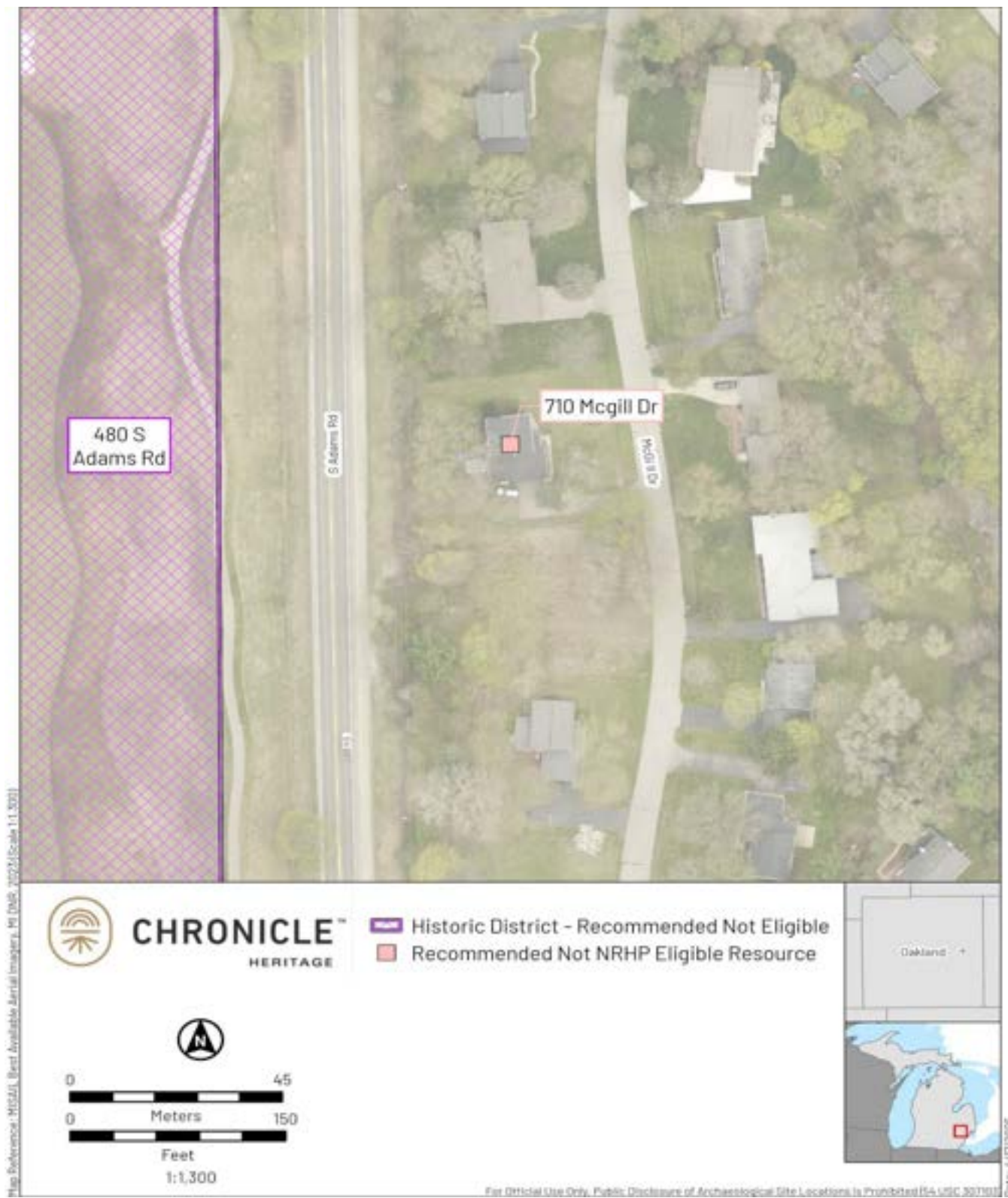
- 2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

- 2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

- 2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.



Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	734 McGill Drive		
City/Township, State, Zip Code	Rochester Hills, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-603-024		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☒	Public-Local ☐	Public-State ☒ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1967
Architectural Style	Colonial Revival
Building Form	Rectilinear
Roof Form	Side-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick, vinyl siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Sliding
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Colonial Revival style house at 734 McGill Drive is positioned east of S. Adams Road and west of McGill Drive. A driveway provides access to the property from the southeast corner of the parcel. The lot is covered by mown and dense trees.

The two-story house has a rectilinear plan composed of the house and a one-story wing at the south end of the house. The first story of the house at the north end is clad in brick veneer, and vinyl siding covers the rest of the house. The windows are vinyl, sliding sashes and the façade windows are flanked by false shutters. The north elevation of the house has two grade level windows at the east end and two small sliding windows on the second story. The east-facing façade has a fixed window with sliding outer sashes at the north end, and a door at the center. A shed, pent roof projects over the door and extends south eventually merging with the garage roof. The porch roof is supported by a single square post on a brick and concrete stoop. Immediately south of the door, the façade projects slightly to the depth of the pent roof and has a sliding sash. Two more sliding sashes are on the east elevation of the wing. The second story of the house has four evenly spaced windows. The wing aligns with the east elevation of the house and has a two-bay overhead door on the south elevation. The south elevation of the house has no windows on the second story. An exterior brick chimney stack rises from the west end of the elevation. additional fenestration is obscured from view by the attached garage.

History of the Resource

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

The Colonial Revival style house at 734 McGill Drive was constructed in 1967. The privately owned house is on leased land owned by Oakland University. It is located on Lot 42 within the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University- Oakland. Since its construction, the house has continuously served as faculty housing. Records indicate that the Haskell family was associated with the property from at least 1974 through 2020. Evan Dermidoff is also documented as residing at the property from 2012 to 2020.

Statement of Significance/Recommendation of Eligibility

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

The Colonial Revival style house at 710 McGill Drive retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2010 Deborah L. Haskell, U.S., Public Records Index, 1950–1993, Volume 2. Electronic document, <https://www.ancestry.com/search/collections/1732/records/31685250>, accessed April 11, 2025.

Ancestry.com

2010 Edith L. Haskell, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/183915354>, accessed April 11, 2025.

Ancestry.com

2020 Evan Thomas Dermidoff, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/284628378>, accessed April 11, 2025.

Ancestry.com

2020 Richard Edmund Haskell, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/321983132>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed April 9, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed April 9, 2025.

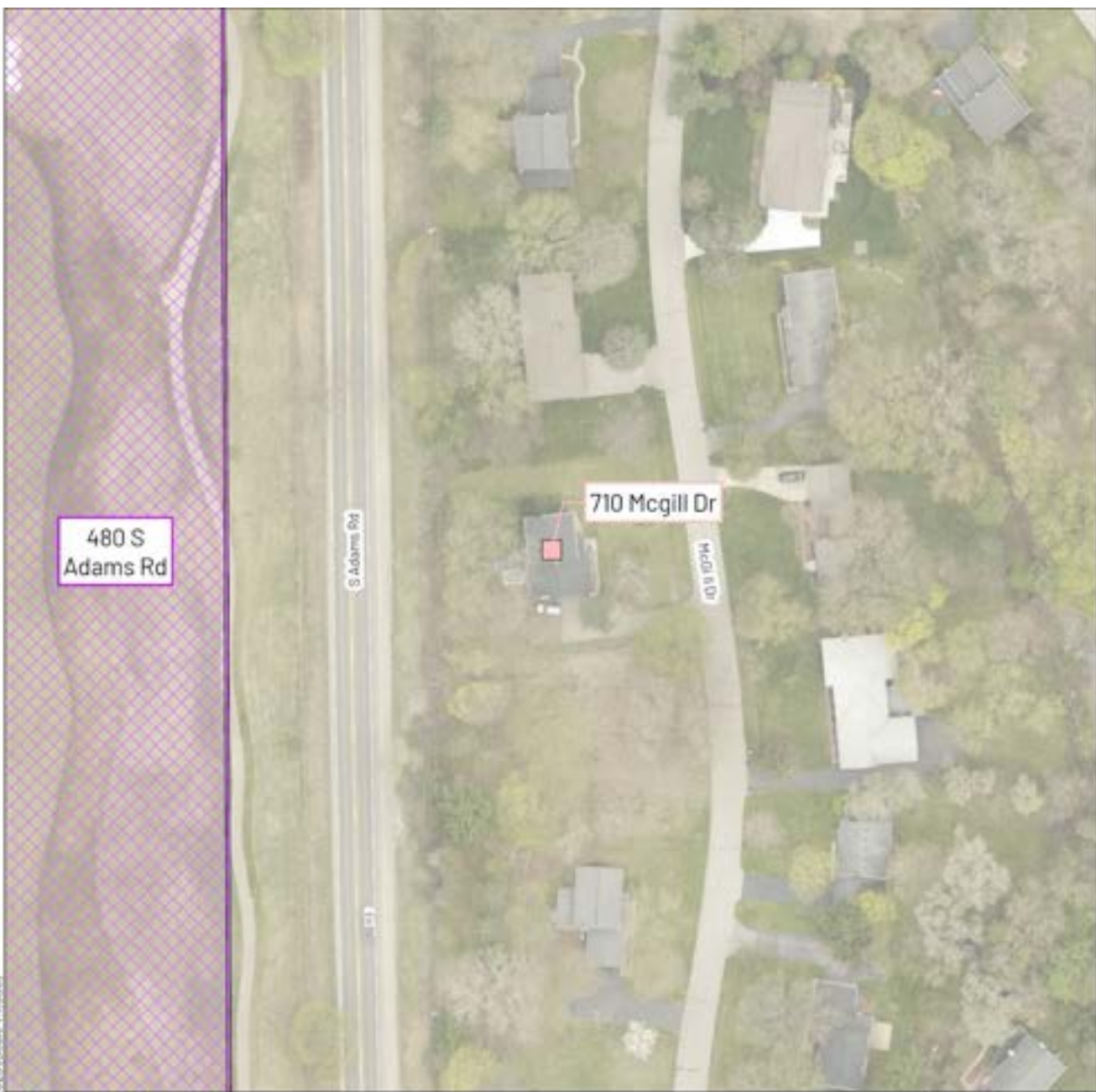
LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed April 9, 2025.

NETROnline

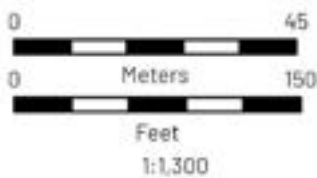
2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

Map Reference: MICHG1, Best Available Aerial Imagery, MI DNR, 2023 (Scale 1:1,300)



CHRONICLE™
HERITAGE

-  Historic District - Recommended Not Eligible
-  Recommended Not NRHP Eligible Resource



For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)

Date: 4/18/2025

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	758 McGill Drive		
City/Township, State, Zip Code	Rochester Hills, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-603-026		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1961
Architectural Style	Contemporary
Building Form	L-shaped
Roof Form	Front-gable with lower cross-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick, vertical wood siding
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Fixed with sliding outer sashes, sliding, casement, fixed
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Contemporary style house at 758 McGill Drive is positioned east of S. Adams Road, north of Cambridge Drive, and west of McGill Drive. The house is situated on the eastern half of the lot and is accessed by a paved driveway from Cambridge Drive. The lot is covered by mown grass and mature trees.

The house is composed of a two-story section at the center, with a one-story wing on the north elevation that projects eastwardly, and a one-story wing on the south elevation that also projects slightly to the east. The house is clad in brick up to the windowsills and vertically laid wood siding above. The asphalt shingle roof is composed of a low-pitch, asymmetric front-gable section over the two-story block with a subservient low-pitch front-gable roof nestled under the north slope sheltering the north wing. A separate side-gable roof shelters the south wing and garage. The roofs have deep eaves. The windows are mostly vinyl sliding sashes. The north elevation has a broad, brick, exterior chimney near the east end. It is flanked by windows on each side. The east elevation of the north wing has a sliding window and casement window. The main block recesses from the north wing and has a door with sidelight near the junction and a sliding window near the junction with the south wing. Two small sliding windows are positioned on the second story. The south wing has a fixed light with sliding outer sashes and a fixed window on the east elevation. The south elevation of the south wing has a two-bay overhead door. Two small sliding windows overlook the garage roof from the second story of the main block.

History of the Resource

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

The Contemporary style house at 758 McGill Drive was constructed in 1961. The privately owned house is on leased land owned by Oakland University. It is located on Lot 40 within the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University- Oakland. Since its construction, the house has continuously served as faculty housing. Records indicate that the Susskind family occupied the property from 1976 through 2020. In 1994, Paul J. Rode is also documented as residing at the property, overlapping with the Susskind family.

Statement of Significance/Recommendation of Eligibility

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

The Contemporary style house at 758 McGill Drive retains integrity of location, design, setting, feeling, and association. It has diminished integrity of materials and workmanship due to vinyl replacement windows. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2010 Paul J. Rode, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/189839938>, accessed April 11, 2025.

Ancestry.com

2010 Judith S. Susskind, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/241246130>, accessed April 11, 2025.

Ancestry.com

2010 Norman D. Susskind, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/241246134>, accessed April 11, 2025.

Ancestry.com

2020 Tamar Youninah Susskind, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/83579181>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

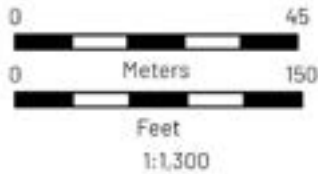


Map Reference: MICHGAL Best Available Aerial Imagery, MICHGAL, 2024 (Scale 1:1,300)



CHRONICLE™
HERITAGE

-  Historic District - Recommended Not Eligible
-  Recommended Not NRHP Eligible Resource



Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	624 Sorbonne Court		
City/Township, State, Zip Code	Rochester Hills, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-603-009		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1960
Architectural Style	Contemporary
Building Form	L-shaped
Roof Form	Front-gable with lower cross-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick, vertical wood siding
Foundation Materials	Concrete
Window Materials	Unknown
Window Type	Sliding, fixed
Outbuildings	Yes ☒ No ☐
Number/Type:	1-Garage

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Contemporary style house at 624 Sorbonne Court is positioned east of S. Adams Road and Heidelberg Court, and west of Sorbonne Court on an irregularly shaped lot. The house and garage are positioned near the south property line. A driveway accesses the property and truncates at the garage. The lot is covered by mown grass and mature trees.

The single-story house has an L-shaped plan. It is clad in brick veneer and vertically laid wood siding. The house is sheltered by an asphalt shingle, cross-gable roof with a low-pitch and deep eaves. A ribbon of windows spans the south end of the east-facing façade. Two sets of sliding windows are at the east end of the north elevation, followed by a window wall below the cross gable. The south elevation was not visible at the time of survey due to vegetation, the garage, and the curve of the road.

The garage is positioned immediately south of the house. It is clad in brick and vertically laid wood siding. The front-gable roof is covered by asphalt shingles and has deep overhanging eave on the north elevation forming a covered porch. The eave is supported by square wood posts. Clearstory windows span the north elevation below the eave. And a pedestrian door is at the west end. The east elevation of the garage is sheltered by a project gable and has a two-bay overhead door.

History of the Resource

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

The Contemporary style house at 624 Sorbonne Court was constructed in 1960. The privately owned house is on leased land owned by Oakland University. It is located on Lot 50 within the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University– Oakland. Since its construction, the house has continuously served as faculty housing.

Records indicate that Janet L. O'Down resided at the property in 1973. The property was later occupied by the Shepherd family, who lived there from 1983 until 2018. Peggy and Earl Anderson are also documented as residents beginning in 1993. Katherine Young is recorded at the property between 2016 and 2017, with Melinda Gail Young and John Oliver Young residing there from 2017 to 2020.

Statement of Significance/Recommendation of Eligibility

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

The Contemporary style house at 624 Sorbonne Court retains integrity of location, design, setting, feeling, and association. The integrity of materials and workmanship were unable to be assessed due to obscured views from the right of way. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

2010 Earl L. Andersen, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/235954606>, accessed April 11, 2025.

Ancestry.com

2010 Peggy J. Andersen, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/262069271>, accessed April 11, 2025.

Ancestry.com

2010 Bethany S. Shepherd, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/363465979>, accessed April 11, 2025.

Ancestry.com

2020 Gary J. Shepherd, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/84633717>, accessed April 11, 2025.

Ancestry.com

2020 Lauren S. Shepherd, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/84758737>, accessed April 11, 2025.

Ancestry.com

2020 John Oliver Young, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/117796412>, accessed April 11, 2025.

Ancestry.com

2020 Melinda Gail Young, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/66091817>, accessed April 11, 2025.

BS&A Online

2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed

February 12, 2025.

NETROnline

2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.

The Rochester Eccentric

1973 "From Our Readers." March 22, 1973, p. 12. Electronic document, <http://oaklandcountyhistory.org/#>,
accessed April 11, 2025.



CHRONICLE™
HERITAGE

-  Historic District - Listed in NRHP
-  Historic District - Recommended Not Eligible
-  National Historic Landmark
-  Recommended Not NRHP Eligible Resource



0 45

0 Meters 150

Feet
1:1,300



For Official Use Only. Public Disclosure of Archaeological Site Locations Is Prohibited (S&LDC 351015)

Date: 4/18/2025

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	630 Sorbonne Court		
City/Township, State, Zip Code	Rochester Hills, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-17-603-015		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☐ Public-Federal ☐ Multiple ☒

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1968
Architectural Style	Contemporary
Building Form	Irregular
Roof Form	Front-gable with subservient gables
Roof Materials	Asphalt shingle
Exterior Wall Materials	Brick
Foundation Materials	Concrete
Window Materials	Wood
Window Type	Sliding, fixed
Outbuildings	Yes ☒ No ☐
Number/Type:	1-Shed

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Contemporary style house at 630 Sorbonne Court is positioned east of S. Adams Road and Heidelberg Court, and west of Sorbonne Court on an irregularly shaped lot. The house and garage are positioned near the north property line. A driveway accesses the property and truncates at the garage. The lot is covered by mown grass and mature trees.

The two-story house is composed of the main block at the center, and one-story wings at the east and west ends. The house is clad in brick veneer. The main block is sheltered by a low-pitch, front-gable roof with moderate eaves. The east and west wings are covered by a subservient, front-gable roofs that nest under the main slopes. The west wing projects north from the façade. It has a fixed light with sliding outer sashes capped by three round arch details on the north elevation. A brick garden wall extends to the east, obscuring the view of the two-bay overhead door is on the east elevation of the wing. Two sliding windows are centered under the gable peak of the main block, the west window stacked above a sliding ground level window. The second story windows each have a two-arch cap. It is likely that the door is positioned on the west elevation of the south wing. The north elevation of the south window has a fixed light with sliding outer sashes and capped by a tripartite arches and flanked by fixed lights capped by single arches.

History of the Resource

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

The Contemporary style house at 630 Sorbonne Court was constructed in 1968. The privately owned house is on leased land owned by Oakland University. It is located on Lot 49 within the Meadow Brook Subdivision, developed by Oakland University in the 1960s to provide faculty housing for the newly established Michigan State University- Oakland. Since its construction, the house has continuously served as faculty housing.

Records indicate that the Wang family occupied the property from 1980 through 2020. Michelle Kuo is documented as residing at the property from 1987 to 2015. During this time, Santhosh Sivarajan was also recorded as a resident in 2005.

Statement of Significance/Recommendation of Eligibility

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

The Contemporary style house at 630 Sorbonne Court retains integrity of location, design, setting, materials, workmanship, feeling, and association. The house is a typical example of its form and style. It does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. Therefore, it is recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the individual property.

Ancestry.com

- 2020 Santhosh Sivarajan, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/80172322>, accessed April 11, 2025.

Ancestry.com

- 2020 Diana Marie Wang, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/107315159>, accessed April 11, 2025.

Ancestry.com

- 2010 Margaret K. Wang, U.S., Public Records Index, 1950–1993, Volume 1. Electronic document, <https://www.ancestry.com/search/collections/1788/records/367026321>, accessed April 11, 2025.

Ancestry.com

- 2020 Michelle Mao Kuo, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/18784197>, accessed April 11, 2025.

Ancestry.com

- 2020 Sarah Margaret Wang, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/142735164>, accessed April 11, 2025.

Ancestry.com

- 2020 Stuart Suisheng Wang, U.S., Index to Public Records, 1994–2019. Electronic document, <https://www.ancestry.com/search/collections/62209/records/107348117>, accessed April 11, 2025.

BS&A Online

- 2025 BS&A Online Source for Municipal Data. Electronic document, <https://www.bsaonline.com/Home/WelcomePage>, accessed February 12, 2025.

Google

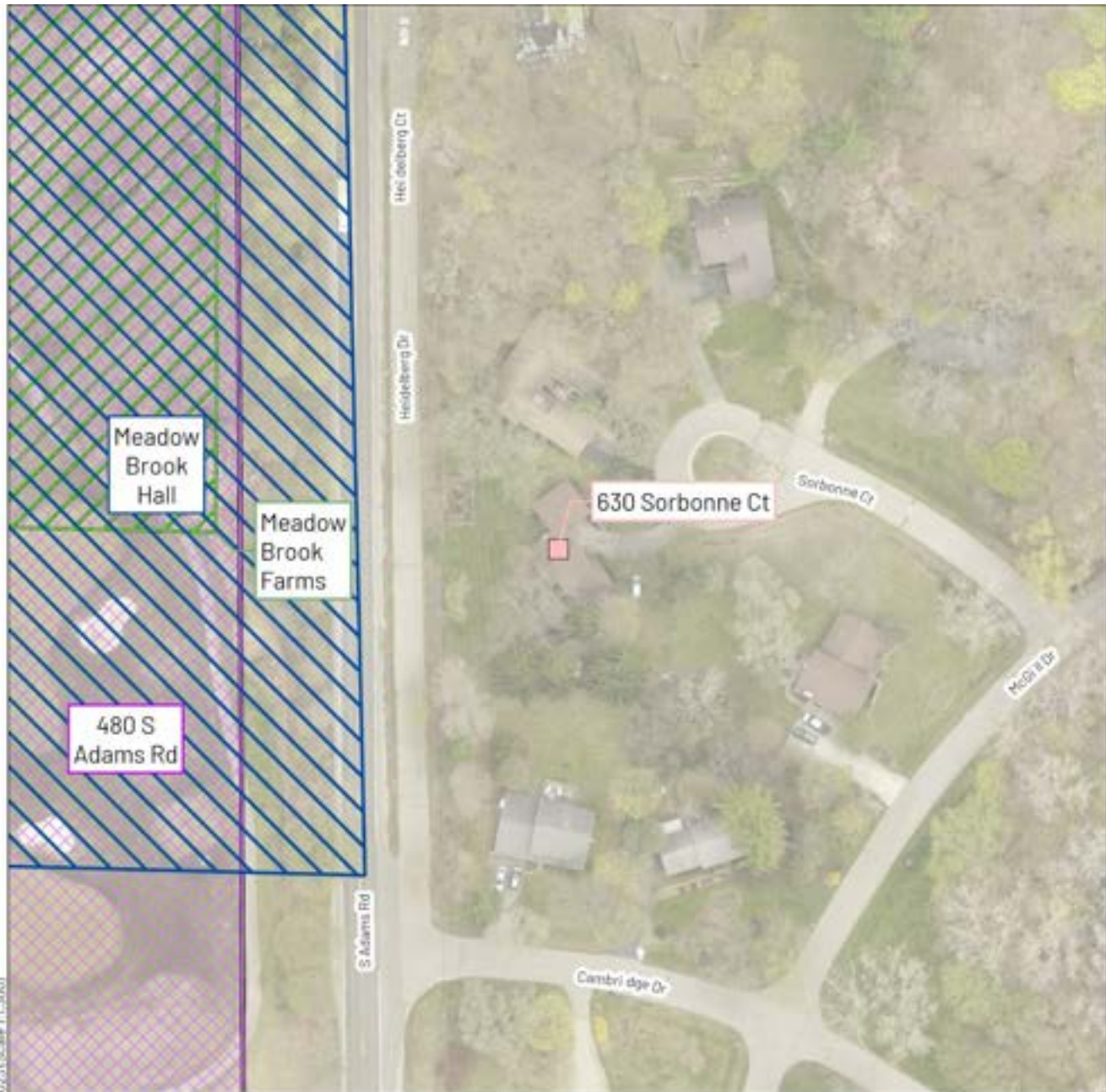
- 2025 Google Street View Imagery. Electronic document, <http://google.com/maps/>, accessed February 12, 2025.

LOVELAND Technologies

- 2025 Regrid Map. Electronic document, <https://app.regrid.com/us/mi/gratiot/st-louis#p=/us/mi/gratiot/stlouis/>, accessed February 12, 2025.

NETROnline

- 2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.



CHRONICLE™
HERITAGE

-  Historic District - Listed in NRHP
-  Historic District - Recommended Not Eligible
-  National Historic Landmark
-  Recommended Not NRHP Eligible Resource



0 45
0 Meters 150
Feet
1:1,300



For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)

Date: 4/18/2025

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	Meadow Brook Gatehouse and Poultry Farm			
Current/Common Name	Meadow Brook Gatehouse and Oakland University Student Organic Farm/ Laboratory for Outdoor Research, Agriculture, Conservation, & Sustainability (LORACS)			
Roughly bounded by streets	North of Butler Road, west of S. Adams Road, south of W. Avon Road; 595 Sunset Lane			
City, State, Zip Code(s)	Rochester, MI 48309			
County	Oakland County			
Total Acres in the District	6.61 acres			
Ownership	Private ☐	Public-Local ☐	Public-State ☒	Public-Federal ☐

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial ☐	Rural/Farm Complex ☒
Residential ☐	Other ☐
Industrial ☐	

District/Complex Information

Total Number of Resources	6
Contributing Resources	4
Non-Contributing Resources	2
Significant Dates	1928; 1938
For complexes provide a list of resources:	



National Register Eligibility

Is the district listed in the National Register?	Yes ☐	No ☒	If yes, provide:	Date Listed:	NRIS #:
<i>If not already listed, complete the information below:</i>					
Eligible Under:	Criterion A ☐	Criterion B ☐	Criterion C ☒	Criterion D ☐	
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐
Not Eligible ☐					
Area(s) of Significance	Architecture				
Period(s) Significance	1915-1947				
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Location ☒	Design ☒	Materials ☒	Workmanship ☒	Setting ☐	Feeling ☒
Association ☒					

Condition of District?	Good ☒	Fair ☐	Poor ☐
Threats to Resource?	Widening of Adams Road to accommodate increased traffic		

Survey Date	December 2-4, 2024	Recorded By	S. Reyes
-------------	--------------------	-------------	----------

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

Form date: 6/25/2019

Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

The Meadow Brook Gate House and Poultry Farm are part of the large parcel at 595 Sunset Lane. The parcel also includes the R&S Sharf Golf Course, part of the Oakland University Golf and Learning Center, which is not included in this survey due to its establishment in 2000. The Gate House is positioned southwest of the W. Avon and S. Adams Road intersection (595 Sunset Lane). The Poultry Farm is located northwest of the Butler and S Adams Road intersection (3070 Butler Road). The golf course extends west from S. Adams Road, north of the Poultry Farm and south of the Gate House. The land immediately surrounding the Gate House is covered by grass with trees defining the north property line. A path accesses the parcel from the north, west of the house, and meanders south and east leading to S. Adams Road before continuing south, then southwest surrounding the golf course. A U-shaped driveway accesses the property east of the Gate House. Trees dot the land immediately surrounding the house and driveway.

The Poultry Farm includes a series of six buildings. A U-shaped driveway accesses the property south of the buildings from Butler Road. Paved parking lots are positioned between the road and the driveway and west of the driveway. The farm buildings include an office building adjacent to the driveway, a series of three buildings composed of the laying house, the processing/dressing house, and the incubation house, north and northwest of the house, and two greenhouses positioned north of the coops, and southeast of the office. The area surrounding the buildings is covered by grass and includes garden beds and trees. Garden beds are situated east and west of the buildings.

History of the District/Complex

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

The former Gate House/Lodge was constructed in 1928 and served as the original entrance to the Meadow Brook estate. A gatekeeper lived in the Tudor Revival-style residence and tended the gate, managing access and security for the estate. After Matilda Wilson donated the Meadow Brook estate to Oakland University in 1957, she retained possession of the Gate House until 1967, when she released it to the university. Between 1957 and 1967, the residence was rarely occupied and the entrance rarely used. A faculty member lived in the residence from 1967 until 1997, after which the house and gates fell into disrepair. In 2022, the residence and gates were restored to their original condition. The entrance road beyond the gate was removed with the construction of the R&S Sharf Golf Course in 2000.

The Poultry Farm complex was built in 1938 by Matilda and Alfred Wilson with assistance from John Hannah, a poultry expert affiliated with Michigan State University. The complex included a laying house, processing/dressing house, incubation house, office building, and a house for the farm manager. At the height of its operation, the poultry complex housed nearly 1,000 birds at any time. When the Wilsons transferred their estate to the state for the formation of Oakland University in 1957, the first chancellor of the school, Durward "Woody" Varner, moved into the manager's house after renovations and additions were made. The laying house was converted into the first classroom at Oakland University. Other buildings served as offices and storage in the early years while new buildings were constructed northwest of the manor house. Varner left the university in 1970, and the house was used for various childcare activities before being demolished in 2010. The north greenhouse was constructed ca. 2015 and the east greenhouse was built ca. 2024. The 4 extant buildings have received some cosmetic alterations including new windows

and siding but retain their historic significance. They now serve as home to the university's Laboratory for Outdoor Research, Agriculture, Conservation, and Sustainability (LORACS).

The Gate House and Poultry Farm are mentioned in the Meadow Brook Hall National Historic Landmark nomination but were not included in the boundary of the district. The Gate House and farm buildings are located between one half mile and one mile south of the NHL District. That separation accounts for their exclusion from the District. At the time of the landmark nomination, the gatehouse was in disrepair, but was restored in 2022. The gatehouse and Poultry Farm complex were not discussed or included in the boundary of the NRHP-listed Meadow Brook Farm which was listed in the NRHP in 1978.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

Oakland University should consider the desirability of expanding the boundaries of the NHL District to include the Gate House and former Poultry Farm complex which were not included in the initial nomination. The resources retain sufficient aspects of integrity and association to the period of significance for the NHL District, warranting consideration for expanding the District. However, the distance of these two resources from existing District boundaries might mitigate the desire for such expansion. Alternately, Oakland University should consider nominating each of these resources individually for the NRHP, especially as both resources hold significance to the estate and the university. The Gate House exhibits the Tudor Revival style of Meadow Brook Hall and served as the primary entry to the estate for guests, but, also, it carries a strong association to Oakland University, serving as the most prominent example of faculty housing supported by the university. The Poultry Farm complex is representative of the estate's agricultural heritage and as the location of the first classes held at Oakland University (known as Michigan State University-Oakland, at the time), in 1959.

Oakland University should prepare plans for securing preservation of the Gate House and the Poultry Farm complex regardless of whether they nominate either resource for addition to the NHL District or as individual resources for listing on the NRHP. Both resources are significant reflections of the area's and the university's past.

References

List references used to research and evaluate the district/complex.

National Archives	
1978	Michigan SP Meadow Brook Farms. Electronic document, https://catalog.archives.gov/id/25340198 , accessed February 27, 2025.
2012	Michigan NHL Meadow Brook Hall. Electronic document, https://catalog.archives.gov/id/137888469 , accessed February 27, 2025.
Warshefski, Kelli	
2022	"Gatekeepers: Alumni and philanthropists spearhead project to restore the history of the Gate Lodge." Oakland University Alumni Magazine. Electronic document, https://Oakland.edu/oumagazine/alumni-voices/2022 , accessed April 8, 2025.
Zelinski, Kim	
2016	The Lure of the Land: From Family Farm to Thriving Business, Meadow Brook Farms, 1920-1957." Meadow Brook Magazine. Spring 2016, 23.

District Inventory

Complete this form for the district as well as individual Michigan SHPO Architectural Resource Identification Form for each individual address.

STREET ADDRESS	RESOURCE	CITY/TOWNSHIP	COUNTY	YEAR BUILT	CONTRIBUTING? (YES OR NO)
595 Sunset Lane	Gate House	Rochester	Oakland	1928	Yes
Poultry Farm 3070 Butler Road	Poultry Farm office building	Rochester	Oakland	1938	Yes
	Laying house	Rochester	Oakland	1938	Yes
	Processing/dressing house	Rochester	Oakland	1938	Yes
	Incubation house	Rochester	Oakland	1938	Yes
	North greenhouse	Rochester	Oakland	ca. 2015	No
	East greenhouse	Rochester	Oakland	ca. 2024	No

*Use additional sheets as necessary



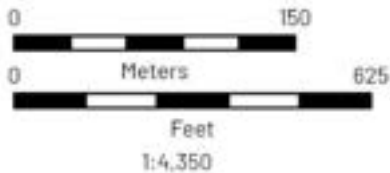
CHRONICLE™
HERITAGE



Historic District - Recommended Eligible



Historic District - Recommended Not Eligible



For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 30710)

DATE: 4/18/2025

Map Reference: M155311, Best Available Aerial Imagery, MI DNR, 2023 (Scale 1:4,350)



Figure 1. Meadow Brook Gate House, view to the northwest



Figure 2. Meadow Brook Gate House, view to the northwest



Figure 3. Meadow Brook Poultry Farm, view to the northwest



Figure 4. Meadow Brook Poultry Farm, house, view to the northwest



Figure 5. Meadow Brook Poultry Farm, greenhouse, view to the northeast



Figure 6. Meadow Brook Poultry Farm, house, view to the northeast



Figure 7. Meadow Brook Poultry Farm, coop 1, view to the northeast



Figure 8. Meadow Brook Poultry Farm, coop 2, view to the northeast



Figure 9. Meadow Brook Poultry Farm, view to the northeast

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	595 Sunset Lane		
City/Township, State, Zip Code	Rochester, MI 48309		
County	Oakland County		
Assessor's Parcel #	70-15-19-100-002		
Latitude/Longitude (to the 6 th decimal point)	Lat:	Long:	
Ownership	Private ☐	Public-Local ☐	Public-State ☒ Public-Federal ☐ Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1928
Architectural Style	Tudor Revival
Building Form	T-shaped
Roof Form	Cross-gable
Roof Materials	Clay tiles
Exterior Wall Materials	Brick, sandstone, stucco
Foundation Materials	Cut stone
Window Materials	Wood
Window Type	Multilight casement, multilight fixed segmental arch
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Meadow Brook Gate House is positioned southwest of the W. Avon Road and S. Adams Road intersection and is part of the large parcel at 595 Sunset Lane. The parcel also includes the Katke-Cousins Golf Course, part of the Oakland University Golf and Learning Center, and the Meadow Brook Poultry Farm. The land immediately surrounding the Gate House is covered by grass with trees defining the north property line. A path accesses the parcel from the north, west of the house, and meanders south and east leading to S. Adams Road before continuing south, then southwest surrounding the golf course. A U-shaped driveway accesses the property east of the Gate House. Trees dot the land immediately surrounding the house and driveway.

The single-story, Tudor Revival Gate House is composed of the main, cross gable house with rear wing, a hyphen at the south elevation, and the Gate House that abuts the south elevation of the hyphen. The building is clad in brick with sandstone quoins, gable end facia, as well as door and window surrounds, and stucco timber framing. Clay tiles cover the house's cross-gable roof as well as the hyphen and Gate House's side-gable roof. A large decorative chimney stack rises from the rear wing. The windows are wood multilight fixed or casement sashes.

The north end of the east-facing façade is covered by timber framing. At the center of the façade, a cross-gable projects slightly from the façade and includes tripartite casement windows. South of the gable, a solarium clad in sandstone projects from the façade, matching the projecting gable's depth. It has four multilight, segmental arch windows on the east elevation, and one on the south elevation. A round arch vent overlooks the hyphen from the south gable peak. The hyphen includes a pedestrian gate sheltered by a hood at the junction with the house followed by paired, swing gates. A cupola with bell-shaped copper roof surmounts the ridgeline of the roof over the gate. The gatehouse is positioned south of the gate and is clad in timber framing. A small gable shelters tripartite sashes on the east elevation. The south elevation of the Gate House has paired swing doors set in a round arch opening.

History of the Resource

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

The former Gate House/Lodge was constructed in 1928 and served as the original entrance to the Meadow Brook estate. A gatekeeper lived in the Tudor Revival-style residence and tended the gate, managing access and security for the estate. After Matilda Wilson donated the Meadow Brook estate to Oakland University in 1957, she retained possession of the Gate House until 1967, when she released it to the university. Between 1957 and 1967, the residence was rarely occupied and the entrance rarely used. A faculty member lived in the residence from 1967 until 1997, after which the house and gates fell into disrepair. In 2022, the residence and gates were restored to their original condition. The entrance road beyond the gate was removed with the construction of the R&S Sharf Golf Course in 2000.

The Gate House is mentioned on the Meadow Brook Hall National Historic Landmark nomination but was not included in the boundary of the district. The Gate House is located approximately one half mile south of the NHL District. The separation accounts for its exclusion from the District. At the time of the landmark nomination, the gatehouse was in disrepair but was restored in 2022. The gatehouse was not discussed or included in the boundary of the NRHP-listed Meadow Brook Farm which was listed in the NRHP in 1978.

Statement of Significance/Recommendation of Eligibility

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

Oakland University should consider the desirability of expanding the boundaries of the NHL District to include the Gate House which was not included in the initial nomination. The resource retains sufficient aspects of integrity and association to the period of significance for the NHL District, warranting consideration for expanding the District. However, the distance of this resource from existing district boundaries might mitigate the desire for such expansion. Alternately, Oakland University should consider nominating the resource individually for the NRHP, because the resource holds significance to the estate and the university. The Gate House exhibits the Tudor Revival style of Meadow Brook Hall and served as the primary entry to the estate for guests, but, also, it carries a strong association to Oakland University, serving as the most prominent example of faculty housing supported by the university.

Oakland University should prepare plans for securing preservation of the Gate House regardless of whether they nominate the resource for addition to the NHL District or as an individual resource for listing on the NRHP. The gatehouse is a significant reflection of the area's and the university's past.

References

List references used to research and evaluate the individual property.

National Archives

- 1978 Michigan SP Meadow Brook Farms. Electronic document, <https://catalog.archives.gov/id/25340198>, accessed February 27, 2025.
- 2012 Michigan NHL Meadow Brook Hall. Electronic document, <https://catalog.archives.gov/id/137888469>, accessed February 27, 2025.

Warshefski, Kelli

- 2022 "Gatekeepers: Alumni and philanthropists spearhead project to restore the history of the Gate Lodge." Oakland University Alumni Magazine. Electronic document, <https://Oakland.edu/oumagazine/alumni-voices/2022>, accessed April 8, 2025.

Zelinski, Kim

- 2016 The Lure of the Land: From Family Farm to Thriving Business, Meadow Brook Farms, 1920- 1957." Meadow Brook Magazine. Spring 2016, 23.



Figure 10. Meadow Brook Gate House, view to the northwest

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	3070 Butler Road				
City/Township, State, Zip Code	Rochester, MI 48309				
County	Oakland County				
Assessor's Parcel #	70-15-19-100-002				
Latitude/Longitude (to the 6 th decimal point)	Lat:		Long:		
Ownership	Private ☐	Public-Local ☐	Public-State ☒	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

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



Architectural Information

Construction Date	1938
Architectural Style	Vernacular
Building Form	Irregular; Rectilinear
Roof Form	Front-gable
Roof Materials	Asphalt shingle
Exterior Wall Materials	Wood siding
Foundation Materials	Cobblestone; cut stone
Window Materials	Wood; vinyl
Window Type	Six-over-six; sliding
Outbuildings	Yes ☒ No ☐
Number/Type:	3-Outbuildings; 2-Greenhouses

Eligibility

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

Survey Date	December 2-4, 2024	Recorded By	S. Reyes	Agency Report #	
-------------	--------------------	-------------	----------	-----------------	--

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

Form date: 6/25/2019

Narrative Architectural Description

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

The Meadow Brook Poultry Farm is positioned northwest of the Butler and S Adams Road intersection (3070 Butler Road). It is part of the large parcel at 595 Sunset Lane which also includes the R&S Sharf Golf Course, part of the Oakland University Golf and Learning Center, and the Meadow Brook Gate House. The Poultry Farm includes a series of six buildings. A U-shaped driveway accesses the property south of the buildings from Butler Road. Paved parking lots are positioned between the road and the driveway and west of the driveway. The farm buildings include an office building adjacent to the driveway, a series of three buildings composed of the laying house, the processing/dressing house, and the incubation house, north and northwest of the house, and two greenhouses positioned north of the coops, and southeast of the office. The area surrounding the buildings is covered by grass and trees. Garden beds are situated east and west of the buildings.

The Poultry Farm buildings are clad in horizontal, wood siding. The front-gable roofs are moderately pitched, are covered by asphalt shingles, and have shallow eaves. The office building is one and one-half stories in height. It has an irregular plan composed of a Gable Front block, a one-story wing on the west elevation, and an attached garage projecting from the west elevation of the main block and wing, aligned with the south elevation. A broad, brick chimney pierces the ridgeline of the wing at its junction with the main block's west slope. The building has a cobblestone foundation and six-over-six wood windows. The east elevation of the main block has two windows. The south-facing façade has a central door flanked by windows and a window stacked above it in the gable peak. The south elevation of the garage also has a window. The garage has a single-bay overhead door on the west elevation and obscures the fenestration on the wing.

Of the laying house, the processing/dressing house, and the incubation house, the two west buildings appear to have similar plans, and the easternmost house has a similar width but is nearly twice the length of the other buildings. The west building has a cut stone foundation and vinyl sliding windows. The south-facing façade has a central door sheltered by a hood flanked by a window to each side. The west elevation has six sashes. The central and east buildings have wood windows including multi-light awning, and one-over-one sashes. The south facing facades include central doors with hoods flanked by a window on each side.

The north greenhouse was obscured from view due to the other buildings. The east green house is positioned parallel to Butler Road. A concrete pad spans the west elevation which includes a central door and flanked on either side by paired vents.

History of the Resource

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

The Poultry Farm complex was built in 1938 by Matilda and Alfred Wilson with assistance from John Hannah, a poultry expert affiliated with Michigan State University. The complex included a laying house, processing/dressing house, incubation house, office building, and a house for the farm manager. At the height of its operation, the poultry complex housed nearly 1,000 birds at any time. When the Wilsons transferred their estate to the state for the formation of Oakland University in 1957, the first chancellor of the school, Durward "Woody" Varner, moved into the manager's house after renovations and additions were made. The laying house was converted into the first classroom at Oakland University. Other buildings served as offices and storage in the early years while new buildings were constructed northwest of the manor house. Varner left the university in 1970, and the house was used for various childcare activities before being demolished in 2010. The 4 extant buildings have received some cosmetic alterations including new windows and siding but retain their historic significance. They now serve as home to the university's Laboratory for Outdoor Research, Agriculture, Conservation, and Sustainability (LORACS).

The Poultry Farm are mentioned in the Meadow Brook Hall National Historic Landmark nomination but were not included in the boundary of the district. The farm buildings are located approximately one mile south of the NHL District which accounts for its exclusion from the District. The Poultry Farm complex was not discussed or included in the boundary of the NRHP-listed Meadow Brook Farm which was listed in the NRHP in 1978.

Statement of Significance/Recommendation of Eligibility

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

Oakland University should consider the desirability of expanding the boundaries of the NHL District to include the former Poultry Farm which was not included in the initial nomination. The resource retains sufficient aspects of integrity and association to the period of significance for the NHL District, warranting consideration for expanding the District. However, the distance of this resource from existing District boundaries might mitigate the desire for such expansion. Alternately, Oakland University should consider nominating the resource individually for the NRHP, because the resource holds significance to the estate and the university. The Poultry Farm complex is representative of the estate's agricultural heritage and as the location of the first classes held at Oakland University (known as Michigan State University-Oakland, at the time), in 1959.

Oakland University should prepare plans for securing preservation of the Poultry Farm regardless of whether they nominate the resource for addition to the NHL District or as an individual resource for listing on the NRHP. The farm buildings are a significant reflection of the area's and the university's past.

References

List references used to research and evaluate the individual property.

National Archives

1978 Michigan SP Meadow Brook Farms. Electronic document,
<https://catalog.archives.gov/id/25340198>, accessed February 27, 2025.

2012 Michigan NHL Meadow Brook Hall. Electronic document,
<https://catalog.archives.gov/id/137888469>, accessed February 27, 2025.

Warshefski, Kelli

2022 "Gatekeepers: Alumni and philanthropists spearhead project to restore the history of the Gate Lodge." Oakland University Alumni Magazine. Electronic document,
<https://Oakland.edu/oumagazine/alumni-voices/2022>, accessed April 8, 2025.

Zelinski, Kim

2016 The Lure of the Land: From Family Farm to Thriving Business, Meadow Brook Farms, 1920-1957." Meadow Brook Magazine. Spring 2016, 23.



Figure 11. Meadow Brook Poultry Farm, house, view to the northwest



Figure 12. Meadow Brook Poultry Farm, greenhouse, view to the northeast



Figure 13. Meadow Brook Poultry Farm, house, view to the northeast



Figure 14. Meadow Brook Poultry Farm, coop 1, view to the northeast



Figure 15. Meadow Brook Poultry Farm, coop 2, view to the northeast



Figure 16. Meadow Brook Poultry Farm, view to the northeast

Michigan SHPO Architectural District/Complex Identification Form



District Overview and Location

District/Complex Historic Name	Meadow Brook Hills Condominiums		
Current/Common Name	Meadow Brook Hills Condominiums		
Roughly bounded by streets	Roughly west and south of Meadowbrook Drive and north, south, and east of Trailwood Drive		
City, State, Zip Code(s)	Rochester, MI 48309		
County	Oakland County		
Total Acres in the District	9.38 acres		
Ownership	Private ☒	Public-Local ☐	Public-State ☒ Public-Federal ☐

District/Complex Type

(Insert map or aerial photo with boundaries below.)

Commercial ☐	Rural/Farm Complex ☐
Residential ☒	Other ☐
Industrial ☐	

District/Complex Information

Total Number of Resources	1975
Contributing Resources	0
Non-Contributing Resources	19
Significant Dates	1974

For complexes provide a list of resources:



National Register Eligibility

Is the district listed in the National Register?	Yes ☐	No ☐	If yes, provide:	Date Listed:	NRIS #:
<i>If not already listed, complete the information below:</i>					
Eligible Under:	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐	
Criteria Considerations:	a. ☐	b. ☐	c. ☐	d. ☐	e. ☐
Not Eligible ☒					
Area(s) of Significance					
Period(s) Significance					
Integrity – Does the district/complex possess integrity in all or some of the 7 aspects?					
General Integrity:	Intact ☒	Altered ☐	Moved ☐	Date(s):	
Location ☒	Design ☒	Materials ☐	Workmanship ☐	Setting ☒	Feeling ☒
Condition of District?	Good ☒	Fair ☐	Poor ☐		
Threats to Resource?					

Survey Date	December 2-4, 2024	Recorded By	S. Reyes
-------------	--------------------	-------------	----------

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

Form date: 6/25/2019

Narrative District/Complex Description

Provide a detailed description of the district/complex, including general character of the district/complex, types of buildings and structures including outbuildings and bridges, and the qualities distinguishing the district/complex from its surroundings. This is required for all districts/complexes.

The Meadow Brook Hills Condominiums are positioned east of S. Adams Road and south of Walton Boulevard. The community is accessed by L-shaped Meadowbrook Drive from both S. Adams Road and Walton Boulevard. Near curve in the road, Trailwood Drive extends east before moving north at the east end of the community. Country Club Drive leads south from Meadowbrook Drive between S. Adams Road and the curve in the road leading north. Kirks Court leads east from Meadowbrook Drive, near Walton Boulevard. The community appears to have 18 residential buildings, and a community building or office near the pool on Country Club Drive. Manicured grass surrounds the buildings, and concrete sidewalks cross the community. Trees define much of the property boundary and dot the property.

The buildings are typical examples of multi-family housing units in the last quarter of the 20th century. The residential buildings have irregular plans composed of several units. They are clad in brick and T1-11 siding. They are sheltered by side-gable roofs covered by asphalt shingles many with a lower cross-gable or shed roof sheltering an attached garage. The windows are vinyl sliding windows. The rear of the buildings have wood balconies for each unit.

History of the District/Complex

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

The Meadow Brook Hills Condominiums were constructed in 1975.

Statement of Significance/Recommendation of Eligibility

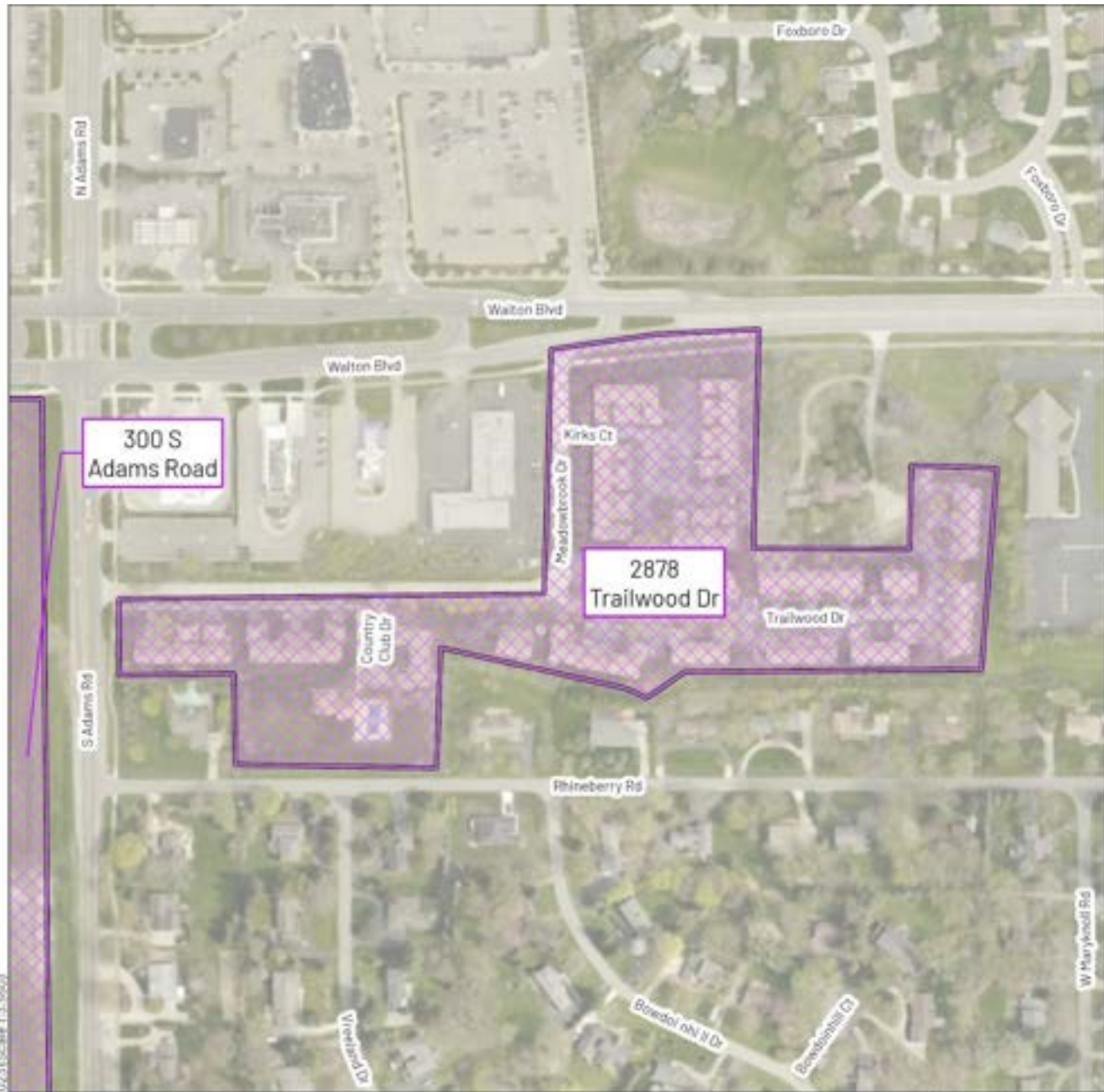
Provide a detailed explanation of the district/complex's eligibility for the National Register, including an evaluation under the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all districts/complexes.

The Meadow Brook Hills Condominiums retain integrity of location, design, setting, feeling and association. The integrity of materials, and workmanship have been diminished due to replacement windows. The community is a typical example of multi-family housing from the last quarter of the 20th century. The community does not rise to the level of significance required for listing in the NRHP under Criterion C for architecture. It is therefore recommended not eligible for listing in the NRHP.

References

List references used to research and evaluate the district/complex.

NETROnline
2025 Historic Aerials. Electronic Database, <https://www.historicaerials.com/viewer>.



CHRONICLE™
HERITAGE

 Historic District - Recommended Not Eligible



0 125
0 Meters 500
Feet
1:3,550



Date: 4/18/2025

For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307105)



Figure 1. Meadow Brook Hills Condominiums at the Meadowbrook Drive and S. Adams Road intersection, view to the southeast



For General Inquiries:

T: (886) 563-2536

T: (602) 254-6280

info@chronicleheritage.com

